

## ZONING EXAMINER'S AGENDA

Thursday, January 28, 2016

City Hall - First Floor  
Mayor and Council Chambers  
255 West Alameda  
Tucson, Arizona 85701

CALL TO ORDER - 6:30 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

### PUBLIC HEARING

1. Case: C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2
2. Case: SE-15-83 Mainstreet Health – Rosemont Boulevard, Medical Services (Ward 6)

Proposed Development: Request to rezone and redevelop an 8.5 acre school site from R-1 (Low Density Residential) to R-2 (Medium Density) and obtain a special exception for development of an extended healthcare facility and medical services outpatient use. Request includes a 47,300 square foot extended health care facility and approximately 29,000 square foot medical services outpatient use.

- a. Review of Special Exception Process
- b. Interested Parties

*Owner:* Tucson School District No. 1  
606 South Plumer Avenue  
Tucson, AZ 85719

*Applicant/Agent:* The Planning Center  
1010 S. Church Avenue, Suite 6320  
Tucson, AZ 85701  
  
5151 Pima LLC  
3945 East Fort Lowell Road, Suite 111  
Tucson, AZ 85712

*Engineer/Architect/other:* Cole Design Group Inc.  
2701 East Camelback Road, Suite 1  
Phoenix, AZ 85016

### ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de rezonificación, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 791-5550.

\* The staff reports and related case maps are available online at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

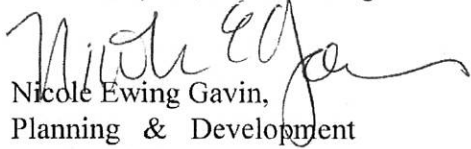


# MEMORANDUM

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TO: Jim Mazzocco  
Zoning Examiner

DATE: January 5, 2016  
For January 28, 2016 Hearing

FROM:   
Nicole Ewing Gavin,  
Planning & Development  
Services Director

SUBJECT: REZONING & SPECIAL EXCEPTION  
PLANNING & DEVELOPMENT SERVICES REPORT  
C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2  
SE-15-83 Mainstreet Health – Rosemont Boulevard, R-2, Medical Services  
(Ward 6)

**Issue** – This is a request by The Planning Center, on behalf of the property owner, Tucson School District No. 1, for a rezoning and special exception on approximately 8.5 acres located at the northeast corner of Rosemont Boulevard and Pima Street (see Case Location Map). The applicant is proposing to rezone from R-1 to R-2 and obtain a special exception to allow the development of extended healthcare facility and outpatient medical services, an approximate 47,300 square feet of floor area on the south half of the site and an approximate 29,000 square feet of floor area on the north half of the site.

Medical services land use in the R-2 zone requires a special exception approval through a Zoning Examiner Special Exception Procedure Section 3.4.3 of the Unified Development Code and subject to Mayor and Council approval of R-2 rezoning request. The requested R-2 residential zone and a special exception for medical services land use would establish a low intense non-residential use at the intersection of two collector streets. Existing zoning patterns include office and commercial uses along Pima Street and residential along Rosemont Boulevard. The proposed R-2 special exception for medical services is compatible in height, and includes greater setbacks along the neighborhood edges. The proposed medical services will buffer and provide a transition from the more intense commercial development located along Pima Street.

This application is being considered as a combined rezoning request and Zoning Examiner Special Exception Procedure. The rezoning request is subject to a Zoning Examiner's public hearing with a recommendation to Mayor and Council for rezoning decision. The Special Exception Procedure requires a public hearing and decision by the Zoning Examiner. The special exception is contingent on rezoning approval by Mayor and Council.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the request for rezoning to R-2 zoning, and approval of the special exception land use request, subject to the attached preliminary conditions.

**Background Information**

Existing Land Use: Tucson Unified School No. 1 vacated Fort Lowell Elementary School site.

**Zoning Descriptions**

R-1: This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

R-2: This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

**Surrounding Zones and Land Uses:**

North: Zoned R-1; single family residential

South: Zoned C-1; commercial

East: Zoned C-1, R-1; commercial and single family residential

West: Zoned R-2, R-1; multi-family and single family residential

Previous Cases on the Property: none

**Related Cases:**

C9-14-09 School Yard – Wrightstown Rd, RX-1 to R-1 A rezoning request to redevelop vacated Tucson Unified School District No. 1, Wrightstown Elementary School site and allow a single family subdivision with 56 one-story and two-story homes at a density of 6.05 units per acre. On July 7, 2015, Ordinance No. 11290 was adopted.

**Applicant's Request** – The applicant is proposing to rezone approximately 8.5 acres from R-1 to R-2 and obtain a special exception for development of an extended healthcare facility and medical services outpatient use. As shown on PDP dated December 18, 2015, this action will allow for the redevelopment of a vacant school site to allow a single-story extended healthcare facility with approximately 47,300 square feet on the south half of the site and medical service outpatient with approximately 29,000 square feet on the north half of the site. North half of site will be split into two equal parcels of 1.5 acres each. Overall site will have integrated pedestrian and vehicular circulation.

**Planning Considerations** – Land use policy direction for this area is provided by the *Arcadia-Alamo Area Plan (AAAP)* and *Plan Tucson (PT)*. The rezoning site is located within a neighborhood center, as identified on the Future Growth Scenario Map of *Plan Tucson*. Neighborhood Centers are characterized in *Plan Tucson* as a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. The goal is to maintain the character and privacy of the neighborhoods while accommodating some new development and encouraging reinvestment, services, and amenities that contribute to further neighborhood stability. Urban heat island effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design. Land Use, Transportation, and Urban Design policies support redevelopment sensitive to surrounding scale and intensities of existing development when logical boundaries, such as existing streets, or drainageways can be established to appropriately screen and buffer adjacent residential development. The preliminary development plan (PDP) dated December 18, 2015, shows an extended healthcare facility and medical outpatient/office use. The applicant revised the PDP on December 18, 2015, to show revised locations for the proposed building footprints, with the extended healthcare facility now presented on the south half and the medical services outpatient use on the north half of the rezoning site. The revised proposal indicates approximately 47,300 square foot for an extended healthcare facility with a main entrance facing north away from East Pima Street. Proposed building is one story, with a maximum height of 20'6" to parapet and 28' for an ornamental tower feature near the entrance. The proposal also includes future medical services outpatient use on the north half of the site consisting of two 1.5 acre parcels. The northwest parcel is to accommodate an approximate 14,000 square foot, single-story building and the northeast parcel is to accommodate an approximately 15,000 square foot, single-story building. The R-2 rezoning request limits building height to twenty-five feet, a compatible height with the permitted height in the surrounding R-1 and R-2 residential neighborhood. The plan proposes one access from Rosemont Boulevard and one from Pima Street, with a total of 222 on-site parking spaces (over all site requires 181 spaces), and will have integrated pedestrian and traffic circulation. Staff recommends the extended healthcare facility over parked area be reduce to no more than 10%, or nor more than three additional space with a combined overall site total of 185 spaces.

The rezoning special exception site is in substantial compliance with the existing policy guidance of the *Arcadia-Alamo Area Plan* and *Plan Tucson*. The *Plans* identify the intersection of Rosemont Boulevard and Pima Street as collector streets and the rezoning site supported for neighborhood center land uses, with features supporting a mix of small businesses surrounded by housing.

The *Arcadia Alamo Area Plan (AAAP)* Conceptual Land Use Map identifies the subject site as low/medium density residential. It should be noted that the site is within an area where the *AAAP* supports medium to high density, neighborhood commercial, and residentially-scaled office development to be located on Pima Street between Wilmot and Swan, as shown on the



Conceptual Land Use Map, provided primary access is from a major street, parking and maneuvering can be met on site and screening and buffering for adjacent residential uses. *AAAP* calls out that medium and high density residential uses are generally appropriate along Pima Street, and ensuring that new development enhances existing land uses through compatible scale, density, and character as outlined in the *AAAP* General Design Guidelines, i.e. enhancing visual continuity of area, screening parking areas along street frontages, street intersections, primary entry areas of new developments with landscaping; providing mountain view corridors, screening and buffering noise generating uses from adjacent residential uses.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 1,010 vehicle trips per day.

According to the Major Streets and Routes Plan, Rosemont Boulevard and Pima Street are designated as Collectors.

Field inspection by staff indicates there are currently no billboards on the rezoning site.

### **Design Considerations**

Land Use Compatibility – The rezoning site is located at the northeast corner of two collector streets, Pima Street and Rosemont Boulevard, where the *Plans* support non-residential use. The rezoning site fronts Pima Street, which is well established with a mix of office and commercial development, while Rosemont Boulevard borders a single-family residential neighborhood. Within the rezoning site, the redevelopment of the vacant school site address vehicular access, circulation, on-site parking, building heights, setbacks, buffering and screening of adjacent residential neighborhoods. As proposed the site is over-parked by 39 spaces. Staff can support up to a 10% over the required parking, which reduces the proposed parking by 36 spaces. Staff recommends using some of the parking area near the north property line (as shown on PDP dated December 18, 2015) as additional landscape buffer area for the adjacent residential neighborhood to the north and allow the proposed retention basin(s) to be located further away from existing off-site walls and fences.

Based on the proposed medical service office use, Code requires an on-site, five foot tall masonry wall along the north property line. Applicant indicates the exiting off-site walls on adjacent residential lots to the north will provide the wall requirements. Staff recommends a recorded maintenance, repair or replacement of wall(s) agreement with adjacent neighborhoods as part of the development package review. The PDP dated December 18, 2015, shows a building setback of 127 feet from the adjacent single-family residential neighborhood located to the north.

Single-family residential developments located to the west and east are buffered by the adjacent streets, Rosemont Boulevard and Magnolia Avenue, each with approximate sixty (60) feet of right-of-way. The PDP shows trash enclosure on the south half of the site, adjacent to Pima

Street. Although no trash enclosure were identified within the north half of the rezoning site, staff recommends all potential outdoor noise generating activities such as trash enclosures, loading zones, and diesel generators are located a minimum of fifty (50) feet from residentially developed or zoned properties.

Drainage/Grading/Vegetation If the request for a rezoning and a special exception is successful; a development package process will follow to determine compliance with current City of Tucson Engineering Codes, Guidelines, and Manual for stormwater detention/retention and grading. The development package process will address the landscape buffer yards and planting materials within retention basins, as part of site mitigation to address overall site visual impact of the proposed extended healthcare and outpatient use.

The revised PDP dated December 18, 2015, provides several smaller retention areas in place of the previous design showing larger retention/detention basins along the northern boundary of the site. Although revised to have a reduction of retention areas, ponding of water may still occur, more specifically during monsoon season, staff recommends the monitoring of insect larva as part of the on-site landscape maintenance. As shown, the retention basins are within five feet or less from walls and fences located on adjacent residential lots to the north. Based on locations shown on PDP, dated December 18, 2015, of retention basins next to residential development and site being over an acre in size, staff recommends a geotechnical and drainage report submitted at the time of development package review to address these issues. Staff recommends the revised retention basins adjacent to the north property line be a minimum distance of ten feet from top of slope to the north property line.

Issues to consider at the time of development package review include north perimeter basins to be designed with an emergency low flow outlet where the discharge is manually activated after a storm event. The applicant's proposal states N. Magnolia Avenue conveys 270 cfs and should be verified by a drainage report. If N. Magnolia Avenue does not convey 270 cfs, then an adverse impact analysis should be performed to show that any proposed curbing or structures or improvements near the right-of-way limits do not raise the water surface elevations more than 1/10 of a foot along the entire property frontage. Since the site is greater than an acre, it will require on-site detention/retention basin(s). This can apply to any proposed on-site walls along the proposed northern basin, and to verify statement on N. Magnolia Avenue cfs.

Although the revised PDP does not provide a landscape layout, the design compatibility report states landscaping will mitigate any sound, visibility, exterior lighting and traffic impact by establishing a vegetation border that enhances the aesthetic appeal and helps to mitigate the urban heat island effect around the rezoning site and that trees and understory will be planted within the detention/retention basins to maximize rainwater harvesting potential. The PDP dated December 18, 2015, shows landscape berms along Pima Street which will buffer the extended healthcare facility from noise and traffic on Pima Street, a collector street. The northern perimeter landscape border should be increased an additional ten (10) feet in depth to improve the buffering and screening of non-residential use from the adjacent residential neighborhood and to move the

proposed retention basins away from existing walls located on adjacent residential property lines. Current aerials show a variety of mature canopy trees exist along the perimeters of the site. Staff notes, the existing on-site mature trees should be evaluated and incorporated into the proposed landscape plan. Existing mature healthy trees located along the perimeters, specifically trees on the west, east, and north perimeters should be protected in place and counted toward the landscape requirements. These mature trees will continue to screen and buffer the proposed special exception medical services use from the surrounding residential neighborhood. As stated in the proposal, staff supports retention basins along the north perimeter to include embellished landscaping that includes trees and shrubs to mitigate exterior lighting, sounds, outdoor activity visibility, and traffic impacts to adjacent residential development. It is recommended for additional trees within the parking area to be considered to help mitigate and reduce heat island effect. If existing mature trees and vegetation located within proposed landscape buffers cannot be preserved in place due condition of tree or shrub and need to be removed, they should be replaced with acceptable trees and vegetation, in accordance with the Unified Development Code requirements and heat island mitigation guidelines. City of Tucson Water Department confirmed the southeast corner of the site has an available 8" PVC reclaimed water line with a 6" PVC stub to the property. Staff supports reduction of ground water use and support on-site landscaping serviced by existing reclaim waters line located on-site.

Road Improvements/Vehicular Access/Parking – Access will be from Rosemont Boulevard and Pima Street, both collector streets. An issue expressed by area residents at the neighborhood meeting was a concern with the potential traffic that may be generated by the rezoning site impacting Magnolia Avenue, a local street. In response to Plan policy direction to protect the character of the neighborhood from non-residential traffic, and input provided by area residents, staff recommends the development package include a one-foot no vehicular access easement for the full length of the east property line. The revised PDP dated December 18, 2015, shows the existing perimeter parking and bus pull-out staging lanes will be removed at time of redevelopment to reduce street parking on Magnolia Avenue, a local street. To further address vehicular circulation mitigation, the revised PDP shows the location(s) of Porte Cochères for guest/patient pick-up and drop off, including medical emergency vehicles to be located on the west and north building elevations. Rosemont Boulevard right-of-way and west perimeter landscape will buffer the pick-up and drop off Porte Cochères from adjacent neighborhoods. The proposed future buildings on the north half of the site can also provide buffering and building transition to the residential neighborhood located to the north. Staff recommends full site perimeter improvements; including walls, sidewalks, landscaping, buffering, and screening requirements be approved as part of the extended healthcare facility development package. The extended healthcare facility approval should also include decomposed granite as dust control within those portions of the northern half of the rezoning site considered as future building pads and parking areas, until such time as the interior of north half of the site is developed. These overall site landscape and dust control improvements will help mitigate noise, lights, vehicle activity, and hours of operation in general as generated by the change of land use from a public school site to non-residential office and medical service use. The trash enclosure and diesel generator enclosure improvements are shown located on the south building elevation of the

extended healthcare facility, as identified on the revised PDP, to be located on the south half of the site and fronting Pima Street. The extended healthcare facility is over parked by 50%, and staff can supports up to a 10% of additional parking beyond *Code*. The over parked area located along the north perimeter would better serve the community as additional buffer and screening along the north edge and allow the retention or detention basin(s) to be located further away from exiting walls on adjacent residential lots.

Off-site Transportation:

The proposed access point on Pima Street is directly west of an existing bus stop and may create a blind spot for vehicles exiting the site, passengers boarding or alighting a bus, and pedestrians in general using Pima Street sidewalks. Staff recommends prior to development package review, the proposed access point on Pima Street is submitted to the Department of Transportation, and Transit and Sun Tran for further discuss as it relates to this safety issue.

Heat Island Mitigation – The City of Tucson promotes sustainable development, mitigation of Urban Heat Islands, and green building principles in the City's Framework for Advancing Sustainability, adopted in 2008. Impervious surfaces, such as paved roadways, parking areas, and rooftops contribute to increasing urban heat islands which can have detrimental health effects. Increasing reflectivity of these paved surfaces, and providing shade or pervious surfaces mitigates the heat absorption quality of dark pavement. As a condition of rezoning, staff recommends incorporating reflective, pervious paving materials in pedestrian areas and adjacent to planting areas. The use of cool-roof-rated materials such as Energy Star-rated is also required. Canopy trees should be provided for every four parking spaces to decrease the Urban Heat Island Effect. Providing a healthy root zones helps trees reach their potential maximum canopy capacity. Staff recommends tree root zone to have a minimum of 300 cubic feet (no deeper than 3 feet) of uncompacted (less than 90%) soil. Ninety-five percent or greater compaction is permitted if utilizing structured/engineered soil that permits compaction while allowing root development

Archaeological - An archaeological survey has not been conducted on the property. There is a possibility for unidentified historic properties in the area. The Arizona State Museum (ASM) recommends, but it is not required that a qualified archaeological contractor be consulted before any ground disturbance begins.

Conclusion – The requested R-2 zoning and special exception to allow medical services extended healthcare facility and medical services outpatient use is consistent with policy direction provided by *Arcadia-Alamo Area Plan* and *Plan Tucson*, which support protection of established residential neighborhoods regarding compatibility with the scale, intensity, and character of the surrounding development. Subject to compliance with the attached preliminary conditions, approval of the R-2 zoning and special exception request is appropriate.



## PROCEDURAL

1. Special Exception SE-15-83 Mainstreet Health – Rosemont Boulevard approval would only become effective on Mayor and Council approval of Rezoning C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2.
2. A Development Package shall be in substantial compliance with the Preliminary Development Plan dated December 18, 2015, Elevation Plans dated December 18, 2015, and the Design Compatibility Report dated December 2015, submitted as part of the Rezoning Report, which illustrates compliance with all conditions through the use of details, diagrams and/or note submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
3. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
4. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
5. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
6. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.
7. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
8. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

9. All outdoor security lighting shall be in compliance with the Outdoor Lighting Code and shall be full cutoff directed down and shielded away from residential parcels and public right-of-way. Wall mounted or pole mounted outdoor lighting shall not exceed twelve (12) feet in height to the light source. Outdoor light layout and lighting fixture detail shall be submitted as part of the development package.
10. All exterior mechanical equipment shall be screened from view from the surrounding parcels and right of ways.
11. Roof mounted mechanical equipment, including solar panels, shall not extend above the roof (includes parapet wall) line – if above then screened.
12. Outdoor noise-generating activities such as but not limited to; diesel generator, Trash enclosures and delivery/loading zones shall be a minimum of fifty (50) feet from any adjacent residentially zoned or used property.
13. On-site back-up diesel generator shall be located within an enclosed building.
14. Perimeter landscape borders along Pima Street, Rosemont Boulevard and Magnolia Avenue shall provide at minimum a five (5) foot tall vegetation screen, as stated on Design Compatibility Report, dated December 2015.
15. Provide wall cross-section(s) and elevation(s) drawn to scale, for any proposed or required free standing perimeter wall, include any future work on walls for maintenance, repairs, or replacement of masonry wall along the full length of the north property line. Perimeter wall(s) design and color to show compatibility in architectural elements and color theme with the overall rezoning site and compatible with surrounding land uses.
16. All site boundary screen walls shall be graffiti-resistant masonry that incorporates two (2) or more of the following visually appealing design treatments, such as the use of decorative materials like stucco, tile, stone, rusted metal, or brick; a visually-interesting design on the wall surface; and/or a varied wall alignment (jog, curve, notch, setback, etc.). Six (6) inch wide fence block or greater shall be used on perimeter walls. Graffiti to be removed within 72 hours of discovery.
17. Development package to include a recorded wall maintenance agreement, to allow use of an existing off-site masonry wall/fence as a replacement for the required on-site five foot wall along the north property line. The recorded wall maintenance agreement requires signatures from all properties owners (7 lots) of the adjacent properties to the north. As the replacement of a required on-site screen wall, the existing off-site wall/fence shall meet *Code* for said requirement. In lieu of a wall maintenance agreement for use of an off-site wall, owner/developer shall construct an on-site five (5) foot tall masonry wall within the north



landscape buffer. Wall shall meander to protect in place existing cluster of existing trees located along the north perimeter. The screen wall shall be at any given point no less than three (3) feet from the north property line.

18. The full length of the perimeter landscape buffers along Pima Street, Magnolia Avenue and Rosemont Boulevard shall provide pedestrian opening(s) to allow connectivity with the on-site pedestrian sidewalk system.
19. Outdoor activities such as; deliveries/supplies, trash pick-up, diesel generator/testing, and outdoor ground maintenance work shall be limited 7:00 AM to 10:00 PM.
20. No overnight parking of commercial vehicles.
21. Development package shall include four-sided building elevations. Building elevations to include southwestern motif character and identify the various earth tone colors to be used. Building elevations shall be drawn to scale with a color palette code to identify color code/brand. Building facades at rear and side are to be designed with attention to the architectural character and detail comparable to the front façade, including but not limited to rooflines and materials to compliment surrounding residential (or commercial) units. Site and building entry points to be highlighted and accented. Development package to include supplemental 11 X 17 sheet(s) of building elevations drawn to scale and in color.

#### DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

22. Prior to issuance of certificate of occupancy or equivalent for extended healthcare facility, as identified in PDP dated December 18, 2015, will require all perimeter site improvements to be completed, this includes; all sidewalks, all proposed or required perimeter street landscaping and perimeter walls along Pima Street, Rosemont Boulevard and Magnolia Avenue.
23. Prior to the issuance of certificate of occupancy or equivalent for the extended healthcare facility, as identified in PDP, dated December 18, 2015, will require interim dust control decomposed granite (dg) or other comparable material of earth tone color, to be placed within the building pads and parking area, shown as future development for medical services outpatient use, as identified in the PDP dated December 18, 2015. Interim dust control material to be maintained until such time as building permits are issued for the medical services outpatient main buildings.
24. The north perimeter landscape border shall have an average width of thirty (30) feet in depth, as measured from the north property line, with no less than twenty feet in depth at any given point(s). The north perimeter landscape border shall include a native thorn-less canopy tree for every twenty-five linear feet of the full length of north property line. Spacing, staggering and grouping of trees is supported along the north perimeter to create a more natural tree growth pattern. Existing healthy trees located adjacent to or near the north perimeter shall be protected in place and counted toward the requirement of this condition.

25. North perimeter retention basins shall be a minimum of ten (10) feet from top of slope to north property line. Basins may meander to enhance and create natural flow pattern(s).
26. Existing mature healthy trees located within proposed perimeter landscape borders shall be protected in place and counted toward the landscape requirements. Landscape plan to identify by count and location all existing healthy trees to be protected in place, and be identified by key note.
27. Landscape plan shall provide a general note that the overall site landscape requirements will include a maintenance agreement that monitors larva control.
28. Incorporate water harvesting techniques into the landscape irrigation design.
29. Preparation of a complete Drainage Report and Geotechnical Report, including details of detention/retention, is required as part of the development package review.
  - a) all flows of 100 cfs or more must be clearly delineated and verification of finishes floor elevations will be required. Complete compliance with the Floodplain Ordinance and floodplain permits and/or elevation certificates might be required.
  - b) Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
  - c) Detention/retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area (s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
  - d) Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
  - e) Vegetation shall be used as screening and/or security barriers for minimum of ten percent of the basin perimeter.
  - f) All security barriers and screening for detention/retention basins shall meet Safe by Design guidelines.
  - g) Provide design detail of the proposed drainage channel that shows the landscaping for this buffer area. Indicate the type of materials, (sandy bottom to maximize water harvesting) and landscape plantings. No concrete lining.
30. Parking count may be increased to no more than 10 percent over the required parking by the *UDC* for the proposed extended healthcare use.
31. New and replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

32. Tree root zone within the paved parking area have a minimum of 300 cubic feet (no deeper than 3') of un-compacted soil (less than 90% compaction); if utilizing structured/engineered soil where 95% or greater compaction permitted, then 600 cubic feet of soil (no deeper than 3') shall be required.
33. Mature trees, trunk diameter 4.5 feet above existing grade that is greater than eight inches in fair to good health, will be preserved in place; if this is not possible, removed trees will be mitigated in one of the following ways:
  - a) trees to be assessed for replacement value using an acceptable assessment methodology (International Society of Arborist); funds set aside in a Tree Fund to be used for revegetation/landscape enhancement and/or improvements within street rights-of-way, or within common space areas within the neighborhood association, within a mile radius from site;
  - b) the following replacement to be in addition to the required landscape
    - 1) Trunk diameter 4.5-6" = replace with 3 trees, minimum 15 gallon.
    - 2) Trunk diameter > 6" – 8" = replace with 4 trees, minimum 15 gallon.
    - 3) Trunk diameter > 8" = replace with 5 trees, minimum 15 gallon.

#### ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

34. As part of the extended healthcare facility development package improvements, all perimeter site improvements shall be approved and completed, including; a minimum six (6) foot wide public sidewalk along Pima Street and Rosemont Boulevard and a minimum five (5) foot wide public sidewalk along Magnolia Avenue.
35. A one-foot no vehicular access easement shall be recorded and provided as part of the development package. Easement shall run along the full length of the east property line where the rezoning area abuts Magnolia Avenue right-of-way. Development package to indicate location of the one-foot no vehicular access easement as identified by keynote. The one-foot no vehicular access easement to be recorded and Recorder's sequence number to be provided on DP.
36. Any illuminated exterior signage, lighting to be Halo lit.
37. Prior to development package submittal, location of existing bus stop and proposed driveway/access point onto Pima Street shall be reviewed and approved by City of Tucson, Department of Transportation staff.

AGREEMENT TO WAIVE ANY CLAIMS  
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ( "**Agreement**") is entered into between \_\_\_\_\_, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

The Owner is the holder of fee title to the property located at \_\_\_\_\_, Tucson, Arizona, (the "**Property**") which is more fully described in the Owner's application to the City in Case C9-15-07 and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the zoning amendment in Case C9-15-07.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested zoning. If the Owner withdraws the application or does not effectuate the new zoning, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify

and hold the City of Tucson, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the City's action in Case C9-15-07.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: \_\_\_\_\_  
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

Owner: \_\_\_\_\_  
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: \_\_\_\_\_  
(Signature of Owner or Authorized Representative, if applicable)

By: \_\_\_\_\_  
(Signature of Owner or Authorized Representative, if applicable)

Its: \_\_\_\_\_  
(Title of Individual Signing in Representative Capacity)

Its: \_\_\_\_\_  
(Title of Individual Signing in Representative Capacity)

State of Arizona )  
 )  
County of \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

\_\_\_\_\_  
Notary Public

My Commission expires:  
\_\_\_\_\_

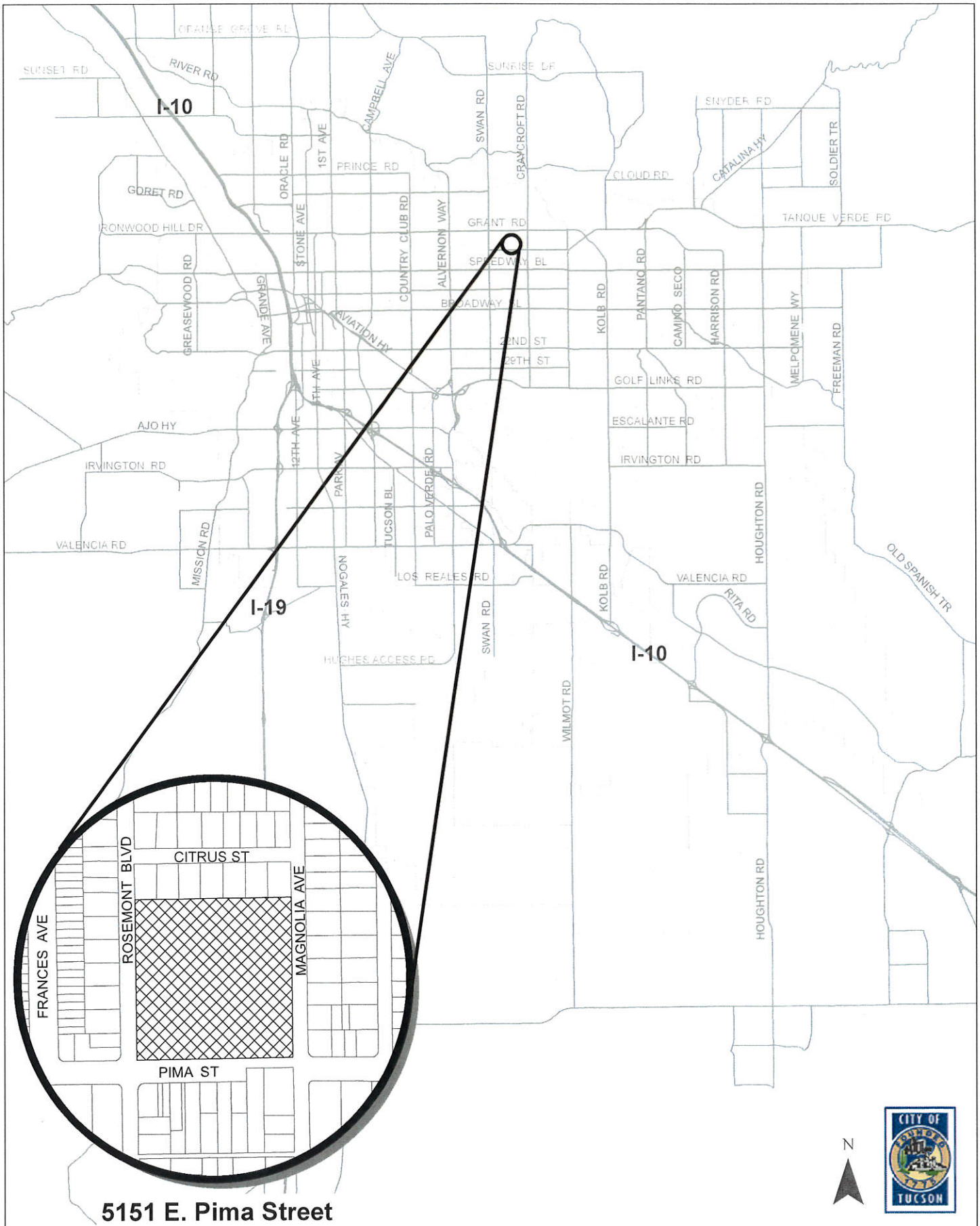
City of Tucson, an Arizona municipal Corporation:

By: \_\_\_\_\_  
Planning & Development Services Department

This form has been approved by the City Attorney.



# C9-15-07 Mainstreet Health - Rosemont Boulevard







**C9-15-07 Mainstreet Health - Rosemont Boulevard**  
2014 Aerial

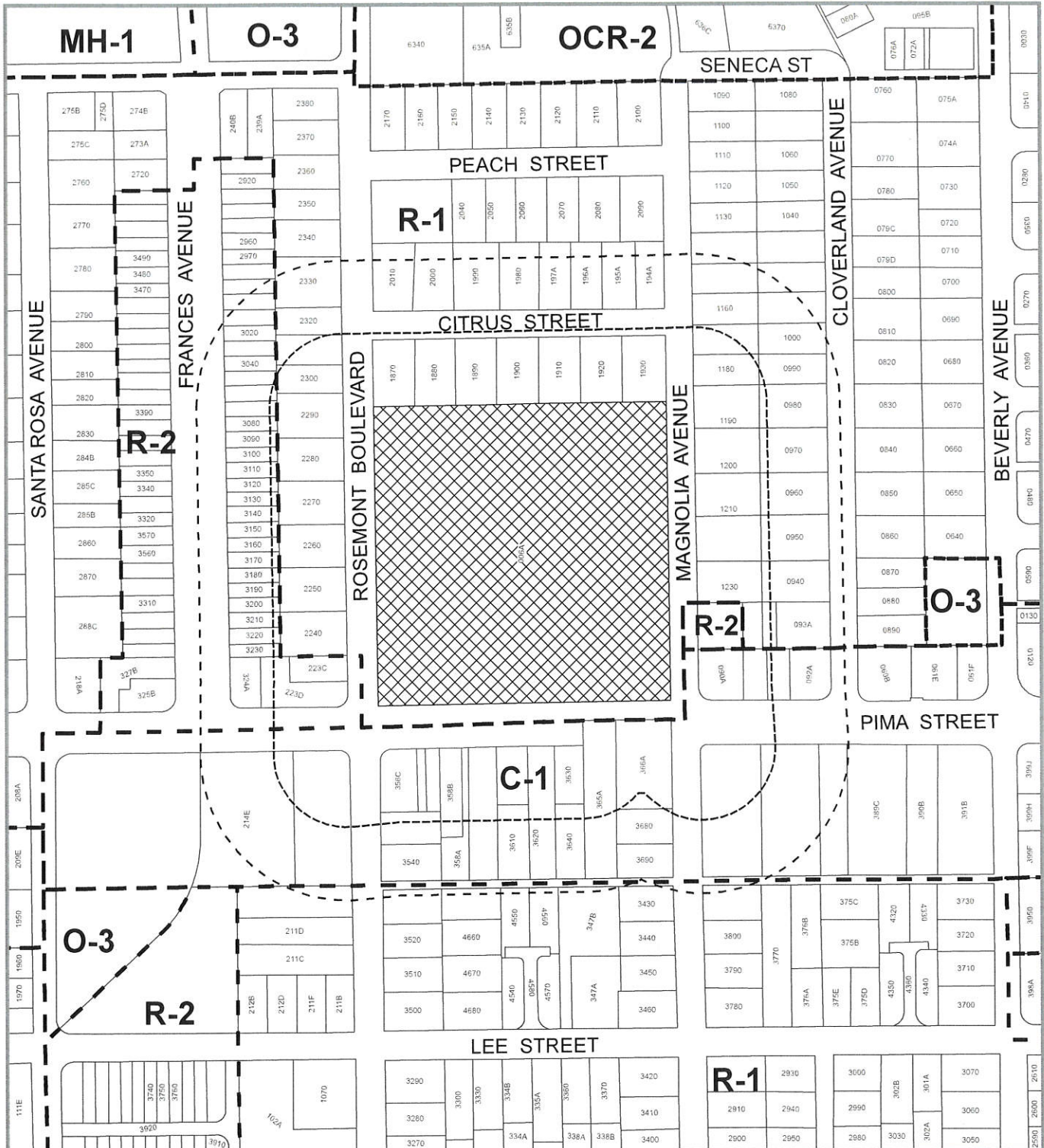
0 50 100 200  
Feet  
1 inch = 200 feet









# C9-15-07 Mainstreet Health - Rosemont Boulevard

Rezoning Request: from R-1 to R-2



-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries

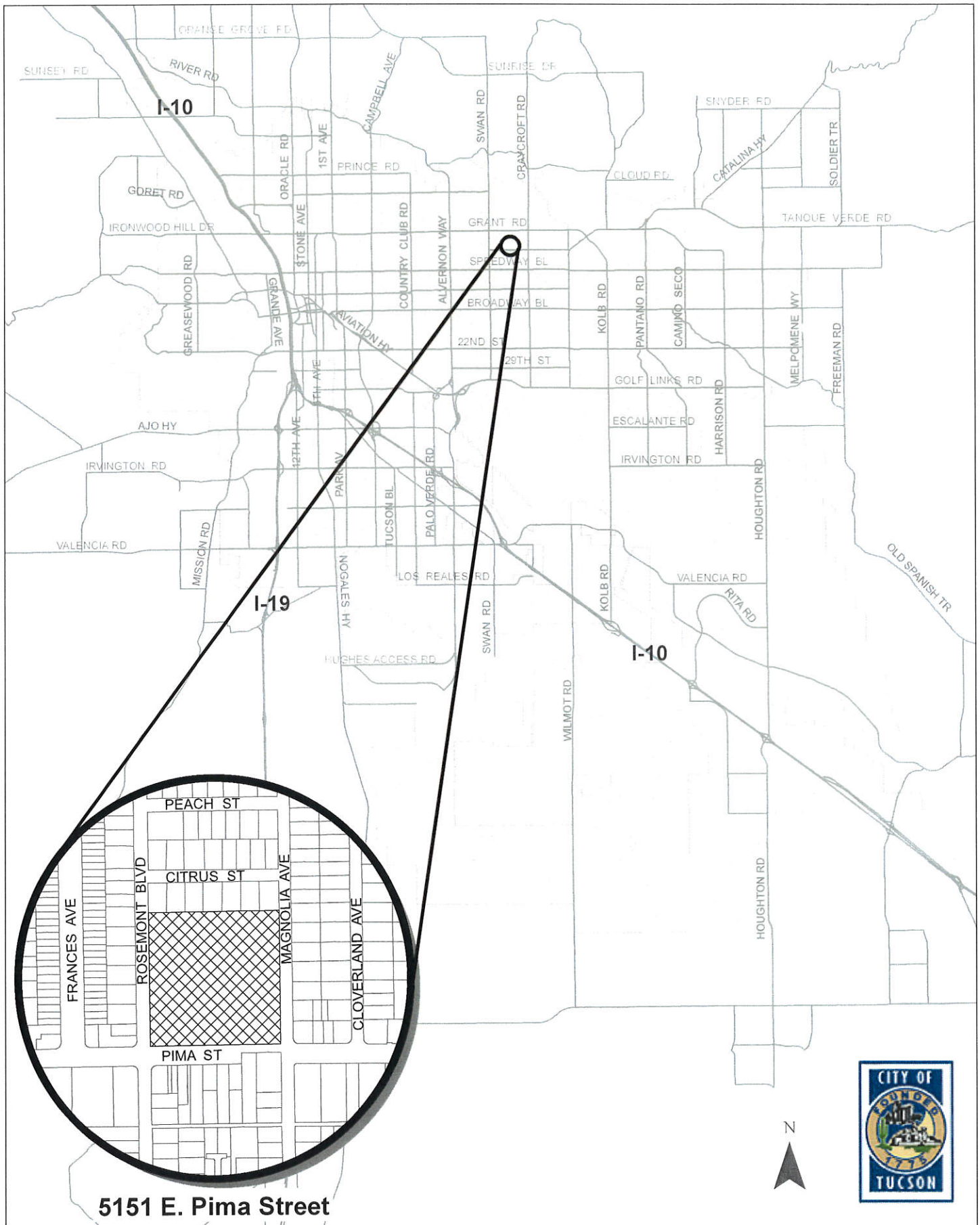


Address: 5151 E. Pima Street  
Base Maps: Sec.2 T.14 R.14  
Ward: 6

0 150 300  
Feet  
1 inch = 300 feet



# SE-15-83 Mainstreet Health - Rosemont Boulevard







**SE-15-83 Mainstreet Health - Rosemont Boulevard**  
2014 Aerial

0 50 100 200  
Feet  
1 inch = 200 feet





**MH-1** **O-3** **OCR-2** **SENECA ST**

**SANTA ROSA AVENUE** **FRANCES AVENUE** **ROSEMONT BOULEVARD** **MAGNOLIA AVENUE** **CLOVERLAND AVE** **BEVERLY AVENUE**

**R-1** **R-2** **R-2I** **C-1** **R-1** **O-3**

**PEACH STREET** **CITRUS STREET** **PIMA STREET** **LEE STREET**

**Area of Special Exception Request**

**150' Protest Area**

**300' Notification Area**

**Zone Boundaries**

**R-1 Zoning of Requested Area**

**CITY OF TUCSON**

**Address: 5151 E. Pima Street**  
**Base Maps: Sec.02 T.14 R.14**  
**Ward: 6**

**0 150 300 Feet**

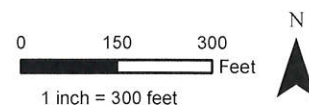
**1 inch = 300 feet**

**created by: JR, 11/6/2015**



Address::5151 E. Pima Street  
Base Maps: Sec.02 T.14 R.14  
Ward: 6

created by: JR, 11/6/2015



**PUBLIC FACILITIES AND SERVICES REPORT FOR January 28, 2016**  
(as of January 4, 2016)

**C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2 Zone**  
**SE-15-83 Mainstreet Health – Rosemont Boulevard, R-2 Medical Services**

**CITY AGENCIES**

**Planning & Development Services – Community Planning:** See attached comments dated 12/19/15  
**Planning & Development Services – Engineering:** See attached comments dated 11/13/15  
**Planning & Development Services – Zoning Review:** See attached comments dated 12/28/15  
**Tucson Police Department:** See attached comments dated 1/05/16  
**Tucson Water New Area Development:** See attached comments dated 12/28/15.  
**Planning & Development Services – Sign Code:** See attached comments dated 1/05/16  
**Office of Integrated Planning – Landscape:** See attached comments dated 1/4 /16  
**Transportation – Traffic Engineering:** See attached comments dated 12/22/15  
**City of Tucson, Real Estate Program:** See attached comments dated 12/30/15  
**City of Tucson, Parks and Recreation:** See attached comments dated 1/4/16

**No Objections Noted**

**Office of Conservation & Sustainable Development**  
**Planning & Development Services – Landscape**  
**Tucson Fire Department**  
**Community Services – Historic Preservation Officer**  
**Environmental Services**

**NON-CITY AGENCIES**

**Tucson Electric Power Company:** See attached comments dated 11/11/15  
**PAG-TPD:** See attached comments dated 1/05/16  
**Arizona Department of Transportation:** See attached comments dated 11/13/15  
**Pima County Development Services:** See attached comments dated 12/28/15

**No Objections Noted**

**Tucson Unified School District**  
**Pima County Wastewater**  
**Pima County Transportation and Flood Control**  
**Pima County Parks and Recreation**  
**Davis-Monthan Air Force Base**

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, January 12, 2016 at  
[http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)



**Manny Padilla - Re: REVISED; C9-15-07 and SE-15-83 Mainstreet Health - Rosemont**

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**From:** Gary Wittwer  
**To:** Manny Padilla  
**Date:** 12/22/2015 7:58 AM  
**Subject:** Re: REVISED; C9-15-07 and SE-15-83 Mainstreet Health - Rosemont

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Manny,  
TDOT does have existing landscape and irrigation within the ROW along Pima.  
Gary

>>> Manny Padilla 12/21/2015 11:29 AM >>>

See attached distribution for concurrent review of rezoning case C9-15-07 and special exception case SE-15-83; Mainstreet Health - Rosemont R-1 to R-2.

**Comments Due January 4, 2016.**

**\*\* Will need new comments from all reviews as request for this site has changed, includes a revised preliminary development plan.**

Thank you.  
Manny

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## DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

C9-15-07 and SE-15-83 Mainstreet Health – Rosemont Boulevard

R-1 to R-2 Special Exception

*Arcadia-Alamo Area Plan* and *Plan Tucson*

12/29/2015 msp & dhh \*revised – please see end for comments on new preliminary development plan

**Background:** This is a request to rezone a closed school site, 8.5 acres, at the northeast corner of Rosemont Boulevard and Pima Street from R-1 to R-2 Special Exception for the development of a post-acute transitional care center and medical outpatient/office use. The proposed project consists of the development of a 47,221 square foot building with main entrance of building facing Rosemont Boulevard and a maximum building height of 25 feet, and includes 107 parking spaces. The building will include a mix of one and two-story elevations with architectural elements that extend above the building height in specific places to no more than 35 feet. The proposed project also includes future development along Pima Street consisting of two 1.5 acre parcels for medical services – outpatient uses. Each parcel to accommodate a 14,825 square foot, two-story building with 80 parking spaces.

According to the *Major Streets and Routes Plan*, Rosemont Boulevard and Pima Street are designated as Collectors.

**Neighborhood Meeting:** The applicant has provided the required neighborhood meeting material; mailing notification, copy of labels, notice letter, meeting summary, and sign-in sheet of those in attendance. The applicant held the required neighborhood meeting on October 7, 2015 at the nearby Sheraton Tucson Hotel & Suites at 5151 E. Grant Road, with 21 attendees. Key issues raised at the meeting include the proposed land use and operation of the transitional care center, building heights, no access onto Magnolia Avenue, outdoor lighting shielded away from residences, building design and color palette specific to desert southwest, demolition of existing buildings and length of construction, request to have a 3D model of building elevations so as to get a better idea of how building will look, traffic impact and access onto Rosemont.

**Surrounding Zoning and Land Uses:** The surrounding land uses and zones are; to the north residential uses with R-1 zoning; to the east across Magnolia Avenue residential uses and commercial with R-1, R-2, and C-1 zoning; to the south across Pima Street are commercial uses with C-1 zoning; and to the west is residential with R-1 and R-2 zoning.

**Land Use Policies:** Policy direction is provided by *Plan Tucson (PT)* and the *Arcadia-Alamo Area Plan (AAAP)*. *Plan Tucson* policy supports the redevelopment and revitalization of closed public sites such as public schools as opportunities for redevelopment that can strengthen existing surrounding assets, including neighborhoods, businesses, and historic and cultural resources (PT, RR3). *Plan Tucson's* Future Growth Scenario map identifies the Rosemont/Pima intersection for neighborhood centers which should feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. Medium density (R-2) is generally appropriate where vehicular

access is provided to an arterial or collector street, and redevelopment can provide streetscape quality and project stabilizes and enhances the edge when adjacent to residential uses.

The *Arcadia Alamo Area Plan (AAP)* Conceptual Land Use Map identifies the subject site as low/medium density residential uses. *AAP* calls out that medium and high density residential uses are generally appropriate along Pima Street, and ensuring that new development enhances existing land uses through compatible scale, density, and character as outlined in the *AAP* General Design Guidelines, i.e. enhancing visual continuity of area, screening parking areas along street frontages, street intersections, primary entry areas of new developments with landscaping; providing mountain view corridors, screening and buffering noise generating uses from adjacent residential uses. It should also be noted that the *AAP* allows medium to high density, neighborhood commercial, and residentially-scaled office development on Pima Street between Wilmot and Swan, as shown on the Conceptual Land Use Map, provided primary access is from a major street, parking and maneuvering can be met on site and screening and buffering for adjacent residential uses.

**Analysis:** a plan amendment is not required.

Plan policy supports redevelopment of the Fort Lowell school site to a transitional care facility provided all the proposed uses are allowed land uses in the R-2 zone. Plan policy support is also based on the design of the project which should enhance the area through compatible design, scale, massing, and view corridors. The proposed concept plan looks to provide a detention area along the northern boundary of the site – this area is recommended to have dense landscaping with canopy trees. Ponding of water may develop during monsoon seasons and monitoring of insect larva should be considered as site maintenance. The parking areas along both Rosemont and Magnolia should provide landscaping and screening of parking areas. Street frontage along Pima Street should provide landscaping and accent primary entry off of Pima Street. Until such time that Parcels 2 and 3 are built these future building pads should provide perimeter landscaping and dust mitigation treatment such as decomposed granite (dg) or gravel within the interior. Demolition of the school site will adhere to the City's demolition process. Applicant should contact the City of Tucson's Historic Preservation Office regarding any historic attributes or elements or documentation for any demolition work. Proposed building elevations of the proposed main building were not provided. Proposed building elevations assist to demonstrate architectural design, colors, building mass and scale, protection of view shed to minimize visual impacts through site design, and address area resident's support of a southwest desert design.

The applicant request is for a concurrent rezoning and special exception process, from R-1 to R-2 zone with a special exception medical service use.

**Conclusion :** *Plan Tucson* identifies the Rosemont/Pima intersection for neighborhood centers which should feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. The *AAP* supports medium to high density, neighborhood commercial, and residentially-scaled office

development on Pima Street between Wilmot and Swan, as shown on the Conceptual Land Use Map, provided primary access from a major street, parking and maneuvering can be met on site and screening and buffering for adjacent residential uses. Site design addresses buffering and screening the adjacent residential development and the proposed two story building mass is centered with single story development along residential edges located to the north, east, and west. Future development is proposed fronting Pima Street. It is recommended future development along Pima Street be landscaped and include interior dust control at time of phase one development to establish a uniformed perimeter theme that buffers and screens the site. If the medical service site will include an emergency back-up generator, then its recommended generator and associated equipment with potential to increase noise impacts to be within an enclosed building. Although building elevations were not submitted, staff recommends building facades at rear and side are to be designed with attention to architectural character and detail comparable to the front facades facing east and south, and as supported by area residents as documented in the neighborhood meeting, to be consistent with a southwest design treatment, including but not limited to, comparable color palette, signs, lighting, screen walls, rooflines, and materials. To address mass and scale of two and one story setbacks, applicant should provide dimensioned, colored building elevation drawings as a part of the development package submittal.

A plan amendment is not required. Staff offers the following, for consideration as conditions of rezoning and special exception:

1. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
  - ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
  - ***AAAP, Residential Policy 1. 1.b, and 2.a***
  - ***AAAP, Non Residential Subgoal.***
  - ***AAAP, General Design Landscape Guideline 4;***
  - ***AAAP, Architectural Guideline; 3, 4, and 5;***
  - ***AAAP Parking Guideline 1, 2, and 4;***
  - ***AAAP Wall Guideline 1***
  - ***Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c***

2. Mainstreet Facility building height shall not exceed two-stories with architectural elements not to exceed thirty-five (35) feet, except as outlined below, as identified in PDP dated October 22, 2015, and Design Compatibility Report dated October 2015:

- a. Restricted to single story building within 210 feet of the north property line;
- b. Restricted to single story building within 125 feet of the east property line; and,
- c. Restricted to single story building within 170 feet of the west property line.

- ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
- ***AAAP, Residential Policy 1. 1.b, and 2.a***
- ***AAAP, Non Residential Subgoal.***
- ***AAAP, General Design Landscape Guideline 4;***
- ***AAAP, Architectural Guideline; 3, 4, and 5;***
- ***AAAP Parking Guideline 1, 2, and 4;***
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- ***Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c***

3. Prior to a development package approval, owner/developer shall obtain written approval from all property owners of existing wall(s) located north of the rezoning site on adjacent residential properties, to permit said adjacent existing wall(s) as replacement for an on-site perimeter screen along the north perimeter of the medical service facility. At such time as existing wall(s) fail, require repair or replacement, rezoning site ownership shall within 30 days obtain required City permits, supply required material and labor needed repair or replacement said wall(s), as may be approved by property owner of said wall(s). Said repairs or replacement of damaged wall shall be completed within 60 days of observation.

- ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
- ***AAAP, Residential Policy 1. 1.b, and 2.a***
- ***AAAP, Non Residential Subgoal.***
- ***AAAP, General Design Landscape Guideline 4;***
- ***AAAP, Architectural Guideline; 3, 4, and 5;***
- ***AAAP Parking Guideline 1, 2, and 4;***
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- ***Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c***

4. Failure to obtain, prior to development package approval, a written agreement from all property owners of adjacent parcels to the north to use off-site exiting wall(s) to replace

an on-site north perimeter screen wall, shall require an on-site minimum six foot tall masonry wall along the north perimeter of the rezoning site.

- ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
- ***AAAP, Residential Policy 1. 1.b, and 2.a***
- ***AAAP, Non Residential Subgoal.***
- ***AAAP, General Design Landscape Guideline 4;***
- ***AAAP, Architectural Guideline; 3, 4, and 5;***
- ***AAAP Parking Guideline 1, 2, and 4;***
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5. Site shall include a landscape maintenance program which monitors and provides insect larva control.

- ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
- ***AAAP, Residential Policy 1. 1.b, and 2.a***
- ***AAAP, Non Residential Subgoal.***
- ***AAAP, General Design Landscape Guideline 4;***
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6. Existing mature healthy streets located within proposed perimeter landscape borders shall be protected in place and counted toward the landscape requirements. Landscape plan to identify by count and location all existing healthy trees to be protected in place, as identified by key note.

- ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
- ***AAAP, Residential Policy 1. 1.b, and 2.a***
- ***AAAP, Non Residential Subgoal.***
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7. All walls visible from a public right-of-way (adjacent residential) are to be graffiti-resistant and incorporate one or more visually appealing design treatments, such as; the use of two or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments (jog, curve, notch, setback, etc.); and/or, trees and shrubbery in voids created by wall variations.
  - ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
  - ***AAAP, Residential Policy 1. 1.b, and 2.a***
  - ***AAAP, Non Residential Subgoal.***
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8. Graffiti shall be removed within 72 hours of discovery
  - ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
  - ***AAAP, Residential Policy 1. 1.b, and 2.a***
  - ***AAAP, Non Residential Subgoal.***
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9. Development package pagination shall include four-sided building elevations. Building elevations to include southwestern motif character and identify the various earth tone colors to be used. Building elevations shall be drawn to scale with color palette identifying color paint code and paint brand. Building elevations to address side and rear building facades with attention to architectural character and detail comparable to the front façade. Development package to include supplemental 11 X 17 sheet(s) of building elevations drawn to scale and in color.
  - ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
  - ***AAAP, Residential Policy 1. 1.b, and 2.a***
  - ***AAAP, Non Residential Subgoal.***
  - ***AAAP, General Design Landscape Guideline 4;***
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10. All exterior mechanical equipment shall be screened by masonry wall(s) from view of adjacent development and street frontages, and shall be architecturally integrated into the overall design of buildings and development. Dimensioned elevation drawings are to be submitted as a part of the development package.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
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11. A one-foot no vehicular access easement shall be recorded along the full length of the east property line where the rezoning area abuts Magnolia Avenue. Development package to indicate location of the one-foot no vehicular access easement and identified by keynote. The one-foot no vehicular access easement to be recorded and Recorder’s sequence number to be provided on DP.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
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- **AAAP Parking Guideline 1, 2, and 4;**
- **AAAP Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**

12. Dumpster/Trash enclosure(s) to be a minimum of seventy-five (75) feet from north property line.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**

- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
- **AAAP Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

13. Guest/Patient loading zone(s) to be a minimum of one-hundred twenty (120) feet from the north property line.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
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- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

14. Outdoor lighting shall be full cutoff; directed down and shielded away from adjacent residential parcels and public roadways.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
- **AAAP Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

15. Pedestrian systems within the development are to be conveniently connected to adjacent public pedestrian systems.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**

- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
- **AAAP Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

16. Provide visually interesting rooflines by using one or more of the following design techniques: varying rooflines, three-dimensional cornice treatments, parapet wall details, and overhanging eaves, to enhance architectural character and view corridors.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
- **AAAP Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

17. Prior to issuance of certificate of occupancy or equivalent for Mainstreet Facility, parcels 2 and 3 identified for future medical outpatient use, per PDP dated October 22, 2015, shall be improved in the interim with dust control ground cover such as decomposed granite (dg) or other comparable material of earth tone color and include site perimeter improvements including sidewalks and landscaping along all street borders of parcels 2 and 3.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
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- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

18. Location(s) of Porte Cochères for guest pick-up and drop off, and commercial and medical vehicle staging shall be prohibited adjacent to the north building façade of the Mainstreet Facility.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
- ***AAAP* Parking Guideline 1, 2, and 4;**
- ***AAAP* Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**

19. Integrate signs and information systems into the overall design of new development, to improve overall aesthetic appeal and promote ease of use of the development. Interior of sign cabinet lighting on outdoor signs is prohibited, except for *Fire Code* and *Building Code* emergency sign requirements.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
- ***AAAP* Parking Guideline 1, 2, and 4;**
- ***AAAP* Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**



## **Plan Policy**

### Plan Tucson

#### Redevelopment & Revitalization Policies

- RR3 Evaluate brownfield sites, closed public facilities, and underutilized land as opportunities for redevelopment and revitalization, using a multidisciplinary approach to attract new assets and strengthen existing surrounding assets, including neighborhoods, businesses, and historic and cultural resources.

#### Land Use, Transportation, & Urban Design

Future Growth Scenario Map – identifies the proposed rezoning / special exception site as:

Neighborhood Centers – Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrians and bike friendly streets and by transit.

- LT28.1.1 Utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.
- LT28.1.7 Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- LT28.2.2 ... Medium-density residential development [R-2] is generally appropriate where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas ...
- LT28.2.13 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.
- LT28.2.14 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

### Arcadia-Alamo Area Plan

#### Residential Policies

- Policy 1: Promote appropriate residential infill in existing neighborhoods.
- Policy 1.b Low and medium density residential uses are generally appropriate along designated collector streets.
- Policy 2.a Ensure that new residential development is designed to enhance existing land uses through compatibility of scale, density, and character of existing development as outlined in the General Design Guidelines.

Nonresidential Policies Subgoal: Provide for nonresidential uses in the Arcadia-Alamo area that are designed in harmony with adjacent development. Establish design and location criteria for nonresidential uses adjacent to existing neighborhoods.

### General Design Guidelines

#### Landscape

- Guideline 4 When site conditions permit, preserve or relocate trees and cacti with a caliper of four inches or greater. When site conditions do not allow such preservation or relocation, replace with trees of comparable size and density.

#### Architectural Elements

- Guideline 3 Shield or direct outdoor lighting away from adjacent residential uses. Lighting fixtures should be as low in elevation as possible.
- Guideline 4 Transition building heights downward from the arterial street frontage toward adjacent residential uses to be compatible with adjacent buildings.
- Guideline 5 Provide view corridors to mountain peaks from at least one point from adjacent development; for example, roof lines can be varied to allow a view to mountain peaks.

#### Parking

- Guideline 1 Provide landscaping along street frontages to screen parking areas. This landscaping may consist of earth berms, a dense screen of shrubs, or 30-inch high masonry wall, which will not impede storm water runoff. Landscaping should include a mix of canopy trees, understory shrubs, and groundcover.
- Guideline 2 Provide canopy trees, either clustered or dispersed within parking areas to provide shade and reduce 'heat island' effects.

- Guideline 4 Noise generating uses such as loading zones, dumpsters, and loud speakers should be located away from and buffered from adjacent residential uses and residentially zoned property. Screen dumpster areas, storage areas, utility equipment with landscaping and a minimum 6-foot high masonry wall.

#### Freestanding Walls

- Guideline 1 Construct screening walls with decorative materials, such as tile, stone, brick, or textured brick/block; or cover walls with coarse-textured material, such as stucco or plaster or a combination of materials.

#### Design Guidelines Manual

##### I.A.4.c Parking, Loading, and Maneuvering

Intent – Provide safe vehicular parking, loading, and maneuvering, with attention to functional and aesthetic concerns such as trash removal, emergency access, and reduction of heat build-ups.

##### I.A.5.c ‘Good Neighbor’ Approach

Intent – Encourage businesses to be ‘good neighbors’ to adjacent residences.

##### I.B.1.a Privacy of Adjacent Developments

Intent – Protect the privacy of adjacent residential developments

Solution – Privacy of adjacent developments can be protected by:

- Locating signage and lighting elements away from adjacent residences

##### I.B.2.a Building Facades at Rear and Side

Intent – Provide higher quality facades at the rear and sides of new buildings through careful design and detailing.

Solution – Design side and rear building facades with attention to architectural character and detail comparable to the front façade, particularly if rear and side facades are visible from streets or adjacent properties.

##### I.B.2.b Roof and Parapet Design

Intent – Encourage attractive roofs and parapet lines.

Solution – Consider the appearance of the top of the building (the ‘fifth elevation’):

- Include parapets to conceal rooftop equipment, chimneys, cooling towers, and solar panels
- Roof features and parapets should complement the character of adjoining neighborhoods

##### I.B.2.c Roof Lines

Intent – Encourage a high quality and visually interesting roof ‘horizon’.

Solution – Provide a variety of roof lines and plane lines, especially where building heights exceed 20 feet:

- Vary roof lines of large buildings to reduce the apparent scale

- Use three-dimensional cornice treatments, parapet wall details, overhanging eaves, etc. to enhance the architectural character of the roof

#### I.B.3.d Rooftop Equipment

Intent – Minimize mechanical equipment on rooftops to reduce negative visual impacts on neighbors and to reduce energy costs.

#### I.B.3.a Free-standing Walls

Intent – Reduce the impact of freestanding walls over 75 feet long and over 3 feet high and increase their visual appeal.

Solution – Promote variations in scale, reflective surface, texture, and pattern:

- Vary wall alignments (jog, curve, notch, setback, etc.)
- Plant trees and shrubs, in voids created by wall variations, at an appropriate scale/massing
- Locate trees every 25 feet
- Use two or more wall materials and/or incorporate a visually interesting design on the wall surface
- Include decorative features of tile, stone, or brick
- Use sound absorbing or scattering materials such as tile, stone, or brick

#### I.B.3.c Placement of Trees

Intent – Provide a pleasant microclimate for pedestrians and increase the aesthetic appeal of a development.

Solution – Carefully locate trees to provide shade, wherever possible, to pedestrians by:

- Placing trees no further than 25 feet apart, particularly along walkways
- Clustering trees at plaza or other public gathering places

#### I.B.3.d Plant Materials

Intent – Provide a homogeneous landscape design of appropriate character using minimal irrigation.

#### I.B.3.e Landscape Buffers to Arterials Streets

Intent – Separate pedestrians and vehicles on major streets using vegetation as a screen and buffer.

Solution – Provide a landscape strip behind the future curb line including all of the following:

- Pedestrian walkways sited well away from the road
- Drought tolerant street trees to complement existing streetscape vegetation
- Masonry walls and berms

#### I.B.3.f Landscape Screens

Intent – Use landscape, grading, and walls to screen less visually attractive uses.

Solution – Screen dumpster areas, outside storage, utility, and other free-standing equipment and water pumping stations by integrating them with the design and materials of the

principal structure. Use a minimum six-foot-high masonry wall and two or more of the following:

- Sound absorbent/sound scattering wall facing material such as tile, stone, or brick
- Earth berms
- Dense planting up to six-foot high

I.B.3.g Planting for Visibility and Security

Intent – Select and position plant materials to aid surveillance and minimize crime.

I.B.4.b Positioning of Signage

Intent – Integrate signs and information systems into the overall design of new development, to improve overall aesthetic appeal and promote ease of use of the development.

III.A.1.c Sitting of “Undesirable” Elements

Intent – Avoid siting elements that may cause conflict with residential neighbors close to residential property.

Solution – Locate unsightly and noise-generating elements away from adjacent residential (existing or zoned) property. This applies to:

- Service lanes and loading zones
- Dumpsters and outdoor storage
- Guard dogs, loudspeakers, and other noise-generating uses

\*\*\*\*\*

Comments on revised PDP dated 12.18.15:

**Background:** This is a request to rezone a closed school site, 8.5 acres, at the northeast corner of Rosemont Boulevard and Pima Street from R-1 to R-2 Special Exception for the development of a post-acute transitional care center and medical outpatient/office use. The revised plan has rearranged the building layouts so that the outpatient buildings are now on the north half of the site and the main traditional care center is located on the south half of the site. The revised proposed project consists of the development of an approximately 47,300 square foot building with main entrance of building facing north away from East Pima Street. This building is planned to be one story, with a maximum 20’6” to parapet and a 28’ ornamental tower feature. The building will include architectural elements that extend above the building height in specific places to no more than 28 feet. The proposed project also includes future development on the north half of the site consisting of two 1.5 acre parcels for medical services – outpatient uses. One parcel is to accommodate an approximately 14,000 square foot, single-story building and the second is to accommodate an approximately 15,000 square foot, single-story building. Additionally, the plan proposes a reduction of 267 parking spaces to 222, which is still well above the required amount.



According to the *Major Streets and Routes Plan*, Rosemont Boulevard and Pima Street are designated as Collectors.

**Analysis:** a plan amendment is not required.

Plan policy supports redevelopment of the Fort Lowell school site to a transitional care facility provided all the proposed uses are allowed land uses in the R-2 zone. Plan policy support is also based on the design of the project which should enhance the area through compatible design, scale, massing, and view corridors. The proposed revised concept plan provides several retention areas in place of a detention area along the northern boundary of the site, which is preferred as ponding of water may have developed during monsoon season and monitoring of insect larva should be considered as site maintenance.

The parking areas along both Rosemont and Magnolia should provide landscaping and screening of parking areas. Additionally, the project site is planned to be overparked by a significant amount. Staff recommends applicant look at ways to reduce parking and replace with additional screening / retention areas at the north end of the site. Street frontage and primary entrance along Rosemont Boulevard should provide appropriate landscape accent. The PDP currently shows landscape berms along Pima Street to shield views of the back side of the main building. Staff recommends the applicant use similar screening along Magnolia Avenue to properly shield activities from adjacent single-family residential. The plan proposes future development on Parcels 2 and 3. Until such time that these are built, these future building pads should provide perimeter landscaping and dust mitigation treatment such as decomposed granite (dg) or gravel within the interior.

Demolition of the school site will adhere to the City's demolition process. Applicant should contact the City of Tucson's Historic Preservation Office regarding any historic attributes or elements or documentation for any demolition work. Proposed building elevations of the proposed main building were not provided. Proposed building elevations assist to demonstrate architectural design, colors, building mass and scale, protection of view shed to minimize visual impacts through site design, and address area resident's support of a southwest desert design.

The applicant request is for a concurrent rezoning and special exception process, from R-1 to R-2 zone with a special exception medical service use.

**Conclusion :** *Plan Tucson* identifies the Rosemont/Pima intersection for neighborhood centers which should feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. The *AAAP* supports medium to high density, neighborhood commercial, and residentially-scaled office development on Pima Street between Wilmot and Swan, as shown on the Conceptual Land Use Map, provided primary access from a major street, parking and maneuvering can be met on site and screening and buffering for adjacent residential uses. Site design generally addresses buffering and screening the adjacent residential development with single story development

along residential edges located to the north, east, and west. Future development is proposed in the north half of the site. It is recommended future development on the north half of the site be landscaped and include interior dust control at time of phase one development to establish a uniformed perimeter theme that buffers and screens the site. If the medical service site will include an emergency back-up generator, then its recommended generator and associated equipment with potential to increase noise impacts to be within an enclosed building. Staff recommends building facades at rear and side are to be designed with attention to architectural character and detail comparable to the front facades facing east and south, and as supported by area residents as documented in the neighborhood meeting, to be consistent with a southwest design treatment, including but not limited to, comparable color palette, signs, lighting, screen walls, rooflines, and materials. Applicant should provide dimensioned, colored building elevation drawings as a part of the development package submittal.

A plan amendment is not required. Staff offers the following, for consideration as conditions of rezoning and special exception:

1. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
  - ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
  - ***AAAP, Residential Policy 1. 1.b, and 2.a***
  - ***AAAP, Non Residential Subgoal.***
  - ***AAAP, General Design Landscape Guideline 4;***
  - ***AAAP, Architectural Guideline; 3, 4, and 5;***
  - ***AAAP Parking Guideline 1, 2, and 4;***
  - ***AAAP Wall Guideline 1***
  - ***Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c***
2. Mainstreet Facility building height shall not exceed one-story with ornamental elements not to exceed twenty-eight (28) feet as identified in PDP dated December 18, 2015, and Design Compatibility Report dated December 2015:
  - ***PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14***
  - ***AAAP, Residential Policy 1. 1.b, and 2.a***
  - ***AAAP, Non Residential Subgoal.***

- **AAAP, General Design Landscape Guideline 4;**
  - **AAAP, Architectural Guideline; 3, 4, and 5;**
  - **AAAP Parking Guideline 1, 2, and 4;**
  - **AAAP Wall Guideline 1**
  - **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**
3. Prior to a development package approval, owner/developer shall obtain written approval from all property owners of existing wall(s) located north of the rezoning site on adjacent residential properties, to permit said adjacent existing wall(s) as replacement for an on-site perimeter screen along the north perimeter of the medical service facility. At such time as existing wall(s) fail, require repair or replacement, rezoning site ownership shall within 30 days obtain required City permits, supply required material and labor needed repair or replacement said wall(s), as may be approved by property owner of said wall(s). Said repairs or replacement of damaged wall shall be completed within 60 days of observation.
- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
  - **AAAP, Residential Policy 1. 1.b, and 2.a**
  - **AAAP, Non Residential Subgoal.**
  - **AAAP, General Design Landscape Guideline 4;**
  - **AAAP, Architectural Guideline; 3, 4, and 5;**
  - **AAAP Parking Guideline 1, 2, and 4;**
  - **AAAP Wall Guideline 1**
  - **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**
4. Failure to obtain, prior to development package approval, a written agreement from all property owners of adjacent parcels to the north to use off-site exiting wall(s) to replace an on-site north perimeter screen wall, shall require an on-site minimum six foot tall masonry wall along the north perimeter of the rezoning site.
- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
  - **AAAP, Residential Policy 1. 1.b, and 2.a**
  - **AAAP, Non Residential Subgoal.**
  - **AAAP, General Design Landscape Guideline 4;**
  - **AAAP, Architectural Guideline; 3, 4, and 5;**
  - **AAAP Parking Guideline 1, 2, and 4;**
  - **AAAP Wall Guideline 1**
  - **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant**

**Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g;  
Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**

5. Site shall include a landscape maintenance program which monitors and provides insect larva control.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
- ***AAAP* Parking Guideline 1, 2, and 4;**
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6. Existing mature healthy trees located within proposed perimeter landscape borders shall be protected in place and counted toward the landscape requirements. Landscape plan to identify by count and location all existing healthy trees to be protected in place, as identified by key note.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
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7. All walls visible from a public right-of-way (adjacent residential) are to be graffiti-resistant and incorporate one or more visually appealing design treatments, such as; the use of two or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments (jog, curve, notch, setback, etc.); and/or, trees and shrubbery in voids created by wall variations.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**

- **AAAP Parking Guideline 1, 2, and 4;**
  - **AAAP Wall Guideline 1**
  - **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**
8. Graffiti shall be removed within 72 hours of discovery
- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
  - **AAAP, Residential Policy 1. 1.b, and 2.a**
  - **AAAP, Non Residential Subgoal.**
  - **AAAP, General Design Landscape Guideline 4;**
  - **AAAP, Architectural Guideline; 3, 4, and 5;**
  - **AAAP Parking Guideline 1, 2, and 4;**
  - **AAAP Wall Guideline 1**
  - **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**
9. Development package pagination shall include four-sided building elevations. Building elevations to include southwestern motif character and identify the various earth tone colors to be used. Building elevations shall be drawn to scale with color palette identifying color paint code and paint brand. Building elevations to address side and rear building facades with attention to architectural character and detail comparable to the front façade. Development package to include supplemental 11 X 17 sheet(s) of building elevations drawn to scale and in color.
- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
  - **AAAP, Residential Policy 1. 1.b, and 2.a**
  - **AAAP, Non Residential Subgoal.**
  - **AAAP, General Design Landscape Guideline 4;**
  - **AAAP, Architectural Guideline; 3, 4, and 5;**
  - **AAAP Parking Guideline 1, 2, and 4;**
  - **AAAP Wall Guideline 1**
  - **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**
10. All exterior mechanical equipment shall be screened by masonry wall(s) from view of adjacent development and street frontages, and shall be architecturally integrated into the overall design of buildings and development. Dimensioned elevation drawings are to be submitted as a part of the development package.



- *PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14
- *AAAP*, Residential Policy 1. 1.b, and 2.a
- *AAAP*, Non Residential Subgoal.
- *AAAP*, General Design Landscape Guideline 4;
- *AAAP*, Architectural Guideline; 3, 4, and 5;
- *AAAP* Parking Guideline 1, 2, and 4;
- *AAAP* Wall Guideline 1
- Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c

11. A one-foot no vehicular access easement shall be recorded along the full length of the east property line where the rezoning area abuts Magnolia Avenue. Development package to indicate location of the one-foot no vehicular access easement and identified by keynote. The one-foot no vehicular access easement to be recorded and Recorder’s sequence number to be provided on DP.

- *PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14
- *AAAP*, Residential Policy 1. 1.b, and 2.a
- *AAAP*, Non Residential Subgoal.
- *AAAP*, General Design Landscape Guideline 4;
- *AAAP*, Architectural Guideline; 3, 4, and 5;
- *AAAP* Parking Guideline 1, 2, and 4;
- *AAAP* Wall Guideline 1
- Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c

12. Dumpster/Trash enclosure(s) to be screened from view of public right away by decorative masonry wall.

- *PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14
- *AAAP*, Residential Policy 1. 1.b, and 2.a
- *AAAP*, Non Residential Subgoal.
- *AAAP*, General Design Landscape Guideline 4;
- *AAAP*, Architectural Guideline; 3, 4, and 5;
- *AAAP* Parking Guideline 1, 2, and 4;
- *AAAP* Wall Guideline 1
- Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.

13. Outdoor lighting shall be full cutoff; directed down and shielded away from adjacent residential parcels and public roadways.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
- ***AAAP* Parking Guideline 1, 2, and 4;**
- ***AAAP* Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

14. Pedestrian systems within the development are to be conveniently connected to adjacent public pedestrian systems.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
- ***AAAP* Parking Guideline 1, 2, and 4;**
- ***AAAP* Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

15. Provide visually interesting rooflines by using one or more of the following design techniques: varying rooflines, three-dimensional cornice treatments, parapet wall details, and overhanging eaves, to enhance architectural character and view corridors.

- ***PT*, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- ***AAAP*, Residential Policy 1. 1.b, and 2.a**
- ***AAAP*, Non Residential Subgoal.**
- ***AAAP*, General Design Landscape Guideline 4;**
- ***AAAP*, Architectural Guideline; 3, 4, and 5;**
- ***AAAP* Parking Guideline 1, 2, and 4;**
- ***AAAP* Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

16. Prior to issuance of certificate of occupancy or equivalent for Mainstreet Facility, parcels 2 and 3 identified for future medical outpatient use, per PDP dated December 18, 2015, shall be improved in the interim with dust control ground cover such as decomposed granite (dg) or other comparable material of earth tone color and include site perimeter improvements including sidewalks and landscaping along all street borders of parcels 2 and 3.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
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- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.**

17. Integrate signs and information systems into the overall design of new development, to improve overall aesthetic appeal and promote ease of use of the development. Interior of sign cabinet lighting on outdoor signs is prohibited, except for *Fire Code* and *Building Code* emergency sign requirements.

- **PT, LT28.1.1, LT28.1.7, LT28.2.2, LT28.2.13, and LT28.2.14**
- **AAAP, Residential Policy 1. 1.b, and 2.a**
- **AAAP, Non Residential Subgoal.**
- **AAAP, General Design Landscape Guideline 4;**
- **AAAP, Architectural Guideline; 3, 4, and 5;**
- **AAAP Parking Guideline 1, 2, and 4;**
- **AAAP Wall Guideline 1**
- **Design Guideline Manual - Parking & Loading I.A.4.c; Good Neigh. I.A.5.c; Privacy I.B.1.a; Building Facades intend; Roof I.B.2.c; Walls I.B.3.a; Plant Material I.B.3.d; Landscape Buffer I.B.3.f; Visibility and Security I.B.3.g; Signage I.B.4.b; Sitting of “Undesirable” Elements III.A. 1.c**



**Manny Padilla - Re: Distribution of Mainstreet Health - rezoning C9-15-07 and special exception SE-15-83**

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**From:** Paul Baughman  
**To:** Padilla, Manny  
**Date:** 11/13/2015 3:56 PM  
**Subject:** Re: Distribution of Mainstreet Health - rezoning C9-15-07 and special exception SE-15-83

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Manny,

Thanks for the reminder.

The following are recommended rezone conditions.

- 1) The statement that N. Magnolia Ave conveys 270 cfs within the existing 56 foot wide right-of-way should be verified by a drainage report. If N. Magnolia does not convey 270 cfs, an adverse impact analysis should be performed to show that any proposed curbing or structures or improvements near the right of way limits do not raise the water surface elevations above adjacent residential homes finished floor elevations and do not raise water surface elevations more than 1/10 of a foot along the entire property frontage.
- 2) The anticipated net reduction in the storm water runoff with the development of this site should be a required net reduction in the storm water runoff volume and be demonstrated through a drainage report.
- 3) The proposed conditions discharge points and discharge peaks and volumes at these points should not increase.
- 4) The commitment to submit a full drainage statement should be revised to state that a full drainage report will be submitted. This site is over an acre and requires detention and retention.
- 5) A geotechnical report should be submitted with the development package. The geotechnical report should address the issue of block wall settlement on the north side of this development where the detention/retention basin is located.
- 6) An emergency low flow outlet should be required for the north basin where the discharge is manually activated after a storm event.

Please let me know if you have any questions or concerns.

Paul Baughman, PE, CFM  
Civil Engineer  
Planning and Development Services  
201 N. Stone  
Tucson, AZ 85726  
[520-837-5007](tel:520-837-5007)

>>> Manny Padilla 11/09/2015 4:41 PM >>>

Paul, the attached rezoning and special exception information is for a review needed from the PDSD Engineering Section. I copy you on this because I believe you received the initial IPC review. This is the follow-up full review. I need comments back by **November 16, 2015**.

I originally copied Jim Vogelsberg so he could inform the assigned engineer to this case. but since then I was informed this may be your case so I wanted to make sure you did see my request.

Thanks.

Manny

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**Manny Padilla - Rezoning C9-15-07**

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**From:** Paul Baughman  
**To:** TucsonRezoning  
**Date:** 12/30/2015 3:20 PM  
**Subject:** Rezoning C9-15-07

---

The Engineering Division of PDSD is not requesting any additional rezone requirements for the Case: C9-15-07 Mainstreet Health - Rosemont Boulevard, R-1 to R-2.

Thanks.

Paul Baughman, PE, CFM  
Civil Engineer  
Planning and Development Services  
201 N. Stone  
Tucson, AZ 85726  
520-837-5007

**Manny Padilla - Special Exception SE-15-83**

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**From:** Paul Baughman  
**To:** TucsonRezoning  
**Date:** 12/30/2015 3:21 PM  
**Subject:** Special Exception SE-15-83

---

The Engineering Division of PDSD is not requesting any additional rezone conditions for the Special Exception SE-15-83 Mainstream Health - Rosemont Boulevard R-2 Medical Services.

Thanks.

Paul Baughman, PE, CFM  
Civil Engineer  
Planning and Development Services  
201 N. Stone  
Tucson, AZ 85726  
520-837-5007



CDRC TRANSMITTAL

TO: Development Services Department  
Rezoning Section

FROM: Steve Shields  
Lead Planner

PROJECT: 5151 E. Pima Street, R-1 to R-2 with current Zoning Examiner Special  
Exception Process Section 3.4.3  
Rezoning Case Number – C9-15-07  
Special Exception Case Number – T15SE00083

TRANSMITTAL: December 28, 2015 – Change of PDP

The proposed Medical Services, excluding blood donor center, use falls under UDC Article 4.8.4, TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES, Commercial Services Land Use Group: Medical Services, excluding blood donor center, subject to Use Specific Standards 4.9.4.O.2 and 4.9.4.P.1, 2.a, 3, & .4.

**Minimum Lot Size:** 1.5 acres

**Proposed Lot Size:**

Lot 1 = 5.52 acres

Lot 2 = 1.5 acres

Lot 3 = 1.5 acres

**Vehicular Access:** Vehicular access appears to be adequate

**Vehicle Parking Required:**

Parcel 1 – Medical Service - Extended Health Care - 1 space per 2 beds, 72 beds proposed = 36 spaces

Parcel 2 = Medical Service – Outpatient – 1 space per 200 sq. ft. GFA – 14,000 Sq Ft = 70 spaces

Parcel 3 = Medical Service – Outpatient – 1 space per 200 sq. ft. GFA – 15,000 Sq Ft = 75 spaces

**Vehicle Parking Provided:**

Lot 1 – Medical Service - Extended Health Care – 36 spaces required, vehicle parking spaces provided 75

Lot 2 = Medical Service – Outpatient – vehicle parking spaces provided 72

Lot 3 = Medical Service – Outpatient – vehicle parking spaces provided 75

**Short Term Bicycle Parking Required:**

Lot 1 – Medical Service - Extended Health Care – Number of bedroom not provided

Short Term - 0.05 spaces per bedroom . Minimum requirement is 2 spaces.

Long Term - 0.15 spaces per bedroom . Minimum requirement is 2 spaces.

Lot 2 = Medical Service – Outpatient

Short Term - 1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.  $14,000/5000 = 3$

Long Term - 1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces. 1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.  $14,000/12,000 = 2$

Lot 3 = Medical Service – Outpatient

Short Term - 1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.  $15,000/5000 = 3$

Long Term - 1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces. 1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.  $15,000/12,000 = 2$

**Short Term Bicycle Parking Provided:** Not Provided

**Long Term Bicycle Parking Provided:** Not Provided

**Pedestrian Access:** Pedestrian access appears to be adequate

**Allowed Building Height:** 25'

**Proposed Building Height:** 25'

**Maximum Lot Coverage:** 70%

**Maximum Lot Coverage:** Overall site less than 70%

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or [Steve.Shields@tucsonaz.gov](mailto:Steve.Shields@tucsonaz.gov).

**Manny Padilla - Re: Rebecca Noels - MY RETIREMENT**

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**From:** Kara Curtis  
**To:** Manny Padilla  
**Date:** 01/05/2016 12:44 PM  
**Subject:** Re: Rebecca Noels - MY RETIREMENT

---

Hi Manny,  
I do not have any issues with either of these cases.

thank you,

Kara Curtis  
Community Service Officer  
Tucson Police Department  
Operations Division Midtown  
1100 S. Alvernon  
Tucson, AZ 85711  
[kara.curtis@tucsonaz.gov](mailto:kara.curtis@tucsonaz.gov)  
[\(520\) 837-7428](tel:(520)837-7428)

>>> Manny Padilla 1/5/2016 11:28 AM >>>

Ms. Curtis, attached is what I received from Ms. Noels on Dec. 28, 2015.

I have not received comments from the Tucson Police Department on these two cases:

C9-15-07

SE-15-83

Same site, request is to allow a medical service for extended health care facility and a medical service for outpatient services, at 5151 E. Pima Street, previously a Tucson School District NO.1 school site, Fort Lowell Elementary School.

Due date for comments was on January 4, 2016. But if you have issues to address, I can still receive comments no later than tomorrow morning the latest.

Thank you.

Manny Padilla  
[\(520\) 837-6971](tel:(520)837-6971)

**Manny Padilla - Special Exception SE-15-83 Mainstreet Health-Rosemont Boulevard R-2  
WARD: 6**

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**From:** Richard Sarti  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 12/28/2015 4:11 PM  
**Subject:** Special Exception SE-15-83 Mainstreet Health-Rosemont Boulevard R-2      WARD: 6

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Dear Mr. Padilla:

Tucson Water has no objections to the proposed Special Exception or the proposed project itself (Medical Services) at the site of the old Fort Lowell Elementary School (5151 E. Pima Street).

Tucson Water has an existing 8" CA potable water line in Rosemont Boulevard, an existing 8" CA potable water line in Pima Street and an existing 6" CA potable water line in Magnolia Avenue. Additionally, at the southeast corner of the subject property Tucson Water has an existing 8" PVC reclaimed water line with a 6" PVC stub to the property.

The designer will have to contact Tucson Water Mapping and Records to obtain all appropriate As-Built water plans.

Sincerely,

Richard A. Sarti, P.E.  
Tucson Water  
Engineering Manager-New Development Section



**Manny Padilla - Rezoning C9-15-07 Mainstreet Health-Rosemont Boulevard, R-1 to R-2**

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**From:** Richard Sarti  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 11/14/2015 6:04 PM  
**Subject:** Rezoning C9-15-07 Mainstreet Health-Rosemont Boulevard, R-1 to R-2

---

Dear Mr. Padilla:

Tucson Water has no objections or adverse comments regarding the Rezoning C9-15-07 at 5151 E. Pima Street.

Sincerely,

Richard A. Sarti, P.E.  
Tucson Water  
New Development-Engineering Manager  
[\(520\) 837-2215](tel:5208372215)

RE: Sign Code Review - H. Thrall

For: Rezoning Case C9-15-07 - Mainstreet Health/Special Exception Case SE-15-83

Site: 5151 E Pima Street

Current zone: R-1, former public school property

Development: new Medical Outpatient use

Proposal: rezone to R-2 & Special Exception to allow Medical Outpatient Use

1) There are no existing billboards on the property. New signage is subject to requirements of the Sign Code. As the development is remaining residentially zoned, the use is a Special Exception to the proposed R-2 zone - and the site is surrounded by residential homes to the east, north and west, staff recommends the following conditions be considered for both the rezoning and special exception cases:

A) Electronic Message Center signage (whereas sign message changes would be controlled by electronic means) prohibited.

B) Building Signage recommendations:

1) Halo outline illumination.

C) Detached signage recommendations: (for freestanding type and directional type)

1) Freestanding signage limited to low-profile or monument type signage.

2) Freestanding signage placement only along major streets and routes identified on official city mapping system.

3) Freestanding sign structures shall be constructed of materials architecturally consistent with the adjacent building(s).

4) Freestanding signs shall have either halo effect illumination, OR internally illuminated cabinet type signage shall contain an opaque background to allow light to emit solely through lettering.

D) Traffic directional signage recommendations:

- 1) Cabinet type signage shall consist of an opaque background to allow light to emit solely through lettering/directional arrows.
- 2) Design shape and materials shall be consistent to any freestanding signage.

RE: Sign Code Review - H. Thrall

*Special Exception E-15-83*

For: ~~Rezoning Case C9-15-07~~ - Mainstreet Health/Special Exception Case SE-15-83

Site: 5151 E Pima Street

Current zone: R-1, former public school property

Development: new Medical Outpatient use

Proposal: rezone to R-2 & Special Exception to allow Medical Outpatient Use

1) There are no existing billboards on the property. New signage is subject to requirements of the Sign Code. As the development is remaining residentially zoned, the use is a Special Exception to the proposed R-2 zone - and the site is surrounded by residential homes to the east, north and west, staff recommends the following conditions be considered for both the rezoning and special exception cases:

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4) Freestanding signs shall have either halo effect illumination, OR internally illuminated cabinet type signage shall contain an opaque background to allow light to emit solely through lettering.

D) Traffic directional signage recommendations:



- 1) Cabinet type signage shall consist of an opaque background to allow light to emit solely through lettering/directional arrows.
- 2) Design shape and materials shall be consistent to any freestanding signage.



# MEMORANDUM

*Office of Integrated Planning*

**DATE:** January 4, 2016

**TO:** Manny Padilla, Lead Planner  
Planning & Development Services

**FROM:** Irene Ogata, PLA, ASLA, CPM  
Urban Landscape Manager

**SUBJECT:** Case : C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2 and  
SE-15-83 Mainstreet Health – Rosemont Boulevard, R-2 Medical Services

The rezoning proposal is to convert a vacant school parcel into a transitional care facility for post-acute care surgery or injury. Currently the majority of the site is schoolyard open space with perimeter mature trees and former school building structures along Pima Street.

The City of Tucson has been moving toward achieving sustainable development, mitigating Urban Heat Islands, climate change resiliency and green building principles. In addition to the recently adopted and voter ratified Plan Tucson: Tucson's General and Sustainability Plan 2013, Mayor and Council endorsed the United Nations Urban Environmental Accords in 2005, adopted the US Mayors' Climate Protection Agreement in 2006, endorsed the City of Tucson Urban Landscape Framework and adopted the City's Framework for Advancing Sustainability in 2008.

Surfaces, such as paving from roadways and asphalt parking areas contribute to approximately 40% of impervious surfaces in a city. These impervious surfaces, in turn, contribute to increasing urban heat islands. The unintended consequence affects populations with chronic respiratory and cardiac conditions during extreme heat events, this may include post-surgical patients; and also increases energy use due to the need to cool homes and facilities. Limiting heat-absorbing paved surfaces, increasing reflectivity of these paved surfaces, providing shade (trees and/or shade structures) or using pervious surface materials mitigate the heat absorption quality of dark pavement. The City encourages developers to work with staff to apply best management practices to mitigate urban heat islands, reduce energy consumption and work towards building community resiliency.

In the arid southwest, water is a critical resource being addressed through a number of different applications. In 2009, Mayor and Council adopted a Commercial Rainwater Harvesting Ordinance and previously amended the landscape bufferyard ordinance changing the required number of trees in parking lots. Both ordinances address not only efficiency in water resources, but also human health and mitigation of urban heat islands. In 2008, the city's Transportation Dept. approved curb cut standards to allow street drainage to flow into planting basins next to residential roadways; and in 2013 approved an Active Practice Guidelines Policy for Green Streets that includes green infrastructure/low impact development practices. An additional benefit of green infrastructure and planting of shade trees is improving air quality through absorption of air particulates via the tree leaves and improving stormwater quality in the first flush. The City of Tucson and Pima County

TO: Manny Padilla  
SUBJECT: C9-15-07  
Page 2

Regional Flood Control District (PC RFCD) completed a joint Low Impact Development/Green Infrastructure (LID/GI) Guidance Manual; along with local case studies (both documents are on the PC RFCD LID/GI website).

1. Relevant Policy/Ordinance:
  - a. General Service Architecture and Engineering Division, Design and Construction Standards, Division 7: Thermo and Moisture Protection
  - b. Rainwater Harvesting Ordinance (No. 10957) and associated Development Standards (10-03.00)
  - c. Department of Transportation: Landscape Policy for curb cuts; Active Practice Guidelines for Landscape Design; Active Practice Guidelines for Green Streets
  - d. Plan Tucson Policies
    - i. Energy & Climate Readiness
      - 1) EC3: Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.
      - 2) EC9: Assess and address the vulnerability of the community's health and safety, economy, and natural resources to climate change, and develop assurances that vulnerable and disadvantaged populations are not disproportionately impacted by climate change.
    - ii. Water Resources:
      - 1) WR2: Expand the use of alternative sources of water for potable and non-potable uses, including rainwater, gray water, reclaimed water, effluent, and stormwater.
      - 2) WR6: Integrate land use and water resources planning.
      - 3) WR8: Integrate the use of green infrastructure and low impact development for stormwater management in public and private development and redevelopment projects.
    - iii. Green Infrastructure:
      - 1) GI1: encourage green infrastructure and low impact development techniques for stormwater management in public and private new development and redevelopment, and in roadway projects.
      - 2) GI4: Expand and maintain a healthy, drought-tolerant, low-water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island and improve the attractiveness of neighborhoods and the city as a whole and;
      - 3) GI6: Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care and maintenance.
2. Targets in the U.S. Mayors Climate Protection Agreement applicable to this site include:
  - C.5. Make energy efficiency a priority through building code improvements, retrofitting city facilities with energy efficient lighting and urging employees to conserve energy and save money;
  - C.7. Practice and promote sustainable building practices using the U.S. Green building Council's LEED program or a similar system;

TO: Manny Padilla  
SUBJECT: C9-15-07  
Page 3

C.10. Maintain healthy urban forests; promote tree planting to increase shading and to absorb CO<sub>2</sub>

The following conditions of rezoning are requested for consideration in this project:

1. The entire development site shall be subject to the Commercial Rainwater Harvesting Ordinance and Development Standards; to be coordinated with the Hydrology and Drainage proposals. Please add the water harvesting basins around building on Lot 1 indicated on Exhibit III.C: Developed Condition Grading and Drainage, pg 43 to Exhibit III.A: Preliminary Development Plan, pg. 36; and include written material indicating the water harvesting basins to section III.D. Landscape & Screening.
2. Preservation of mature trees (native and/or non-native) with trunk diameter (measured at four and half feet (4.5 feet) from top-of-grade) of six (6) inches shall be preserved in place; if removed, to be replaced at a ratio of three (3) trees for each tree removed, minimum replacement tree to be fifteen (15) gallon; this replacement cannot be included as part of the minimum landscape and/or parking lot tree requirements.
3. Tree root zone within the paved parking area have a minimum of 300 cubic feet (no deeper than 3 feet) of uncompacted soil (less than 90% compaction); if utilizing structured/engineered soil where 95% or greater compaction permitted, then 600 cubic feet of structured/engineered soil (no deeper than 3') shall be required.
4. Building structures shall include roofing material to be rated either Energy Star or cool roof; utilizing solar panels on the roof will be considered an acceptable alternative.
5. Parking: no more than 10% over the minimum code required parking spaces for the institutional development. Additional parking, up to 20%, will be subject to one or combination of the following:
  - a. Application of cool paving surface
  - b. Use of permeable/porous paving/pavers, either asphaltic or concrete material
  - c. Provide trees or shade structures over non-porous paved surfaces (solar panel shading is an acceptable alternative)



**Manny Padilla - Re: REVISED; C9-15-07 and SE-15-83 Mainstreet Health - Rosemont**

---

**From:** Tom Fisher  
**To:** Manny Padilla  
**Date:** 12/22/2015 11:59 AM  
**Subject:** Re: REVISED; C9-15-07 and SE-15-83 Mainstreet Health - Rosemont  
**Cc:** Bea Paulus  
**Attachments:** Tom Fisher.vcf

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Hi Manny,

I did not see an email to respond to so I am sending comments back to you on behalf of TDOT Transit and Sun Tran.

The Proposal 45 map identifies the existing bus stop with a driveway directly west, in front, of the bus stop. This is not a safe place. When the bus is stopped here, traffic entering and exiting in front of the bus have little to no visibility. Passengers boarding and alighting the bus cannot be seen by WB traffic wanting to enter. If the driveway is going to be west of center, the plans will need to include moving the bus stop at least 100' east of the driveway for safe sight visibility.

We will need a new concrete pad approximately 10 feet deep/wide by 22 feet long by 6" deep. The sidewalk should connect to the pad on both sides. Please let me know if you need additional info.

**Thomas Fisher**  
**Project Manager**  
**City of Tucson Dept. of Transportation**  
**201 N. Stone, 6th Floor**  
**Tucson, AZ 85726-7210**  
**phone (520) 837-6752**  
**[tom.fisher@tucsonaz.gov](mailto:tom.fisher@tucsonaz.gov)**

>>> Manny Padilla 12/21/2015 11:29 AM >>>

See attached distribution for concurrent review of rezoning case C9-15-07 and special exception case SE-15-83; Mainstreet Health - Rosemont R-1 to R-2.

**Comments Due January 4, 2016.**

**\*\* Will need new comments from all reviews as request for this site has changed, includes a revised preliminary development plan.**

Thank you.  
Manny

**Manny Padilla - C9-15-07 and SE-15-83, Mainstreet Health - Rosemont**

---

**From:** Tom Martinez <TMartinez@azdot.gov>  
**To:** "TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov"  
<TucsonRezoning.DSPO2.CHDOM2@...>  
**Date:** 11/13/2015 6:22 AM  
**Subject:** C9-15-07 and SE-15-83, Mainstreet Health - Rosemont  
**Cc:** James Gomes <JGomes@azdot.gov>

---

Regional Traffic engineering has no comments on this submittal and supports their acceptance.  
Thank you.

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**Manny Padilla - Re: C9-15-07 and SE-15-83 - Mainstreet Health - Rosemont Emailing: emaildistribution**

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**From:** Heather Thrall  
**To:** Heather Thrall; Manny Padilla  
**Date:** 11/18/2015 4:28 PM  
**Subject:** Re: C9-15-07 and SE-15-83 - Mainstreet Health - Rosemont Emailing: emaildistribution  
**Cc:** Glenn Moyer

---

Manny, I finally had opportunity to meet with Glenn this morning on this project. I have several suggested sign conditions for this project to preserve compatibility with the neighborhood surrounding the development. I am working on getting them entered in the system, but would like to discuss them in more detailed fashion with you.

Thanks - HT

>>> Heather Thrall 11/16/2015 10:03 AM >>>

Manny - This report for sign review on C9-15-07 and SE-15-83 may not get to you until tomorrow, as I need to speak with Glenn first. Glenn is out until 1, we have a meeting I'm working with our staff to prepare for at 2 today - and I leave at 2 today for a dentist appt. But, I'll get it to you asap - promise.

HT

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>>> Manny Padilla 11/06/2015 2:31 PM >>>

See attached distribution for concurrent review of rezoning case and special exception case.

**Due November 16, 2015.**

Thank you.

Manny

Your message is ready to be sent with the following file or link attachments:  
emaildistribution

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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**Manny Padilla - C9-15-07 / SE-15-83 Mainstreet Health / Rosemont**

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**From:** John Beall  
**To:** l:lmorales@azplanningcenter.com; Underwood, Brian  
**Date:** 12/04/2015 7:50 AM  
**Subject:** C9-15-07 / SE-15-83 Mainstreet Health / Rosemont  
**Cc:** Moyer, Glenn; Padilla, Manny

---

Linda and Brian - Just wanted to follow up regarding the next available Zoning Examiner meeting date. In a previous email confirming that the Mainstreet rezoning/special exception case will not be scheduled on the Zoning Examiner December 17th meeting per your request given the proposed revisions to the PDP by the applicant - I had indicated a potential January 7th date. However given that a change to the preliminary development plan will require additional time to allow for proper staff evaluation of the new information - and as yet we have not received the revised PDP or neighborhood comments that date does not appear to be possible. Once we receive the new information then we will be better able to look at scheduling the Zoning Examiner meeting date.

Also the submittal for additional information (revised PDP) will require building elevations and a signed letter waiving the 70-day public hearing requirement so as to allow for proper staff evaluation of the new information.

Thank you,

John





December 28, 2015

SENT VIA EMAIL

Manny Padilla  
Planning and Development Services  
City of Tucson  
Tucson, AZ 85701

**Subject: C9-15-07 Mainstreet Health – Rosemont Blvd. Rezoning  
SE-15-83 Mainstreet Health – Rosemont Blvd. Special Exception**

Dear Manny:

Thank you for the opportunity to review and comment on City of Tucson Rezoning C-15-07 and Special Exception and SE-15-07 Mainstreet Health - Rosemont Boulevard. The request is to rezone an 8.5-acre parcel from R-1 to R-2, and an exception to allow Medical Services, at the intersection of N. Rosemont Boulevard and E. Pima Street.

The site is located in an area of mixed medium- to high-density residential, office and retail development in mid-town Tucson. The site is immediately surrounded by R-1 zoning and single-family residential development to the west, east and north, and C-1 zoning with mainly offices and retail to the south along Pima Street. The site is a former TUSD school.

The PDP proposes about 47,000 SF of in-patient transitional extended healthcare located on Pima Street, and about 29,000 SF of out-patient medical services divided equally in two structures north of the in-patient facility.

The scale of the proposed development is greater than most along Pima Street, and while medical services generally generate a high rate of traffic, the in-patient nature of the facility will likely not generate as much traffic (mainly staff, visitors and deliveries). The proposed facility is also located on the current SunTran Pima Street bus route and would be in walking distance to surrounding residential neighborhoods; however, the main facility will likely not cater to the walk-in patient, though medical or dental services in the two auxiliary buildings could.

Pima County Development Services Department, Planning Division has no opposition to the proposed rezoning and medical services Special Exception.



Sincerely,

A handwritten signature in blue ink that reads "Mark Holden".

Mark Holden, AICP

Principal Planner

Pima County Development Services Department, Planning Division

**Manny Padilla - REVISED; C9-15-07 and SE-15-83 Mainstreet Health - Rosemont**

---

**From:** Jim Rossi  
**To:** Manny Padilla  
**Date:** 12/30/2015 10:48 AM  
**Subject:** REVISED; C9-15-07 and SE-15-83 Mainstreet Health - Rosemont

---

Real Estate Program's previous comments remain unchanged, no further comment.

Best Regards,  
Jim Rossi, Services Section Coordinator  
City of Tucson, Real Estate Program  
201 N. Stone Ave. 6th Fl.  
PO Box 27210  
Tucson, Arizona 85726-7210  
Direct: [520.837.6718](tel:520.837.6718)  
[jim.rossi@tucsonaz.gov](mailto:jim.rossi@tucsonaz.gov)

**Manny Padilla - C9-15-07 Mainstreet Health - Rosemont Boulevard**

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**From:** Howard Dutt  
**To:** TucsonRezoning  
**Date:** 01/04/2016 10:21 AM  
**Subject:** C9-15-07 Mainstreet Health - Rosemont Boulevard

---

Tucson Parks and Recreation has no concerns or comments regarding this rezoning case.

Howard B. Dutt, RLA  
Landscape Architect  
Tucson Parks & Recreation  
[\(520\) 837-8040](tel:(520)837-8040)  
[Howard.Dutt@tucsonaz.gov](mailto:Howard.Dutt@tucsonaz.gov)

**Manny Padilla - SE-15-83 Mainstreet Health - Rosemont Boulevard**

---

**From:** Howard Dutt  
**To:** TucsonRezoning  
**Date:** 01/04/2016 10:24 AM  
**Subject:** SE-15-83 Mainstreet Health - Rosemont Boulevard

---

Tucson Parks and Recreation has no comments or concerns regarding this Special Exception case.

Howard B. Dutt, RLA  
Landscape Architect  
Tucson Parks & Recreation  
[\(520\) 837-8040](tel:(520)837-8040)  
[Howard.Dutt@tucsonaz.gov](mailto:Howard.Dutt@tucsonaz.gov)





**Tucson Electric Power**  
P.O. Box 711, Mail Stop HQW603  
Tucson, AZ 85702

Telephone: 520-917-8771  
Fax: 520-770-6944

November 11, 2015

City of Tucson  
Manuel Padilla, Lead Planner  
Planning and Development Services  
201 North Stone Avenue, 2nd Floor  
Tucson, Arizona 85701

Re: C9-15-07 and SE-15-83 Mainstreet Health-Rosemont

Dear Mr. Padilla,

On behalf of Tucson Electric Power (TEP), thank you for the opportunity to comment on this rezoning memorandum. TEP has no objections to this rezoning. This project is located within TEP service territory and will require a new service application from the owner/developer to extend service to the new location.

Please call me with any questions or concerns. I can be reached at (520) 917-8771 or via email at [rrodriguez@tep.com](mailto:rrodriguez@tep.com).

Respectfully,

A handwritten signature in blue ink that reads "Rebecca R. Rodriguez". The signature is fluid and cursive, with a large, stylized "R" at the end.

Rebecca Rodriguez  
Assoc. Environmental & Land Use Planner  
Tucson Electric Power Company  
a UNS Energy Corporation



Tucson Electric Power  
P.O. Box 711, Mail Stop HQW603  
Tucson, AZ 85702

Telephone: 520-917-8771

December 31, 2015

City of Tucson  
Manuel Padilla, Lead Planner  
Planning and Development Services  
201 North Stone Avenue, 2nd Floor  
Tucson, Arizona 85701

Re: Revised C9-15-07 Mainstreet Health- Rosemont Boulevard- Rezoning  
Memorandum

Dear Mr. Padilla,

On behalf of Tucson Electric Power (TEP), thank you for the opportunity to comment on this rezoning memorandum. TEP has no objections to this rezoning. This project is located within TEP service territory and will require a new service application from the owner/developer to extend service to the new location.

Please call me with any questions or concerns. I can be reached at (520) 917-8771 or via email at [rrodrigues@tep.com](mailto:rrodrigues@tep.com).

Respectfully,

A handwritten signature in blue ink that reads "Rebecca Rodriguez". The signature is fluid and cursive, with a large, stylized "R" at the beginning and a long, sweeping tail at the end.

Rebecca Rodriguez  
Assoc. Environmental & Land Use Planner  
Tucson Electric Power Company  
a UNS Energy Corporation

Here are my comments -

DATE: 1/5/2016

CASE: C9-15-07 & SE-15-83  
MAINSTREET HEALTH -  
ROSEMONT

COMMENT: **No objections or adverse comments**

	<b>Daily</b>	<b>PM Peak</b>
Vehicle Trip Generation:	<b>1,010</b>	<b>86</b>

Thanks,  
-Eric

Additional notes:

## C9-15-07 &amp; SE-15-83 MAINSTREET HEALTH - ROSEMONT

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out
Truck Terminal 030	Acres					
General Light Industrial 110	TSF Gross					
Manufacturing 140	Acres					
Warehouse 150	TSF Gross					
Mini Warehouse 151	TSF Gross					
Single Family Homes 210	DU					
Apartments 220	DU					
Condo, Townhouse 230	DU					
Mobile Home Park 240	DU					
Assisted Living 254	Beds	100.0	266	22	10	12
Hotel 310	Rooms					
Motel 320	Rooms					
Health/Fitness Club 492	TSF Gross					
Elementary School 520	Students	-254.0	(328)	(38)	(19)	(19)
Daycare Center 565	TSF Gross					
Hospital 610	TSF Gross					
Clinic 630	TSF Gross				Not Available	Not Available
General Office 710	TSF Gross					
Single Tenant Office Building 715	TSF Gross					
Medical Dental Office 720	TSF Gross	29.7	1,071	103	28	75
Specialty Retail Center 814	TSF Gross					
Free-Standing Discount Store 815	TSF Gross					
Nursery (Garden Center) 817	TSF Gross				Not Available	Not Available
Shopping Center 820 (Rate)	TSF Gross					
New Car Sales 841	TSF Gross					
Supermarket 850 (stand alone stores)	TSF Gross					
Convenien. Mkt. (Open 24 hrs) 851	TSF Gross					
Convenien. Mkt. (Open 16 Hrs) 852	TSF Gross		Not Available			
Discount Supermarket 854	TSF Gross					
Discount Club 857	TSF Gross					
Home Improvement Superstore 862	TSF Gross					
Pharmacy/Drugstore w/ Drive-thru 881	TSF Gross					
Furniture Store 890	TSF Gross					
Arts and Crafts Store 897	TSF Gross		Not Available			
Drive-in Bank 912	Drive-in Lanes					
Quality Restaurant 931	TSF Gross					
High Turnover/Sit Down Rest. 932	TSF Gross					
Fast Food w/o Drive Thru 933	TSF Gross					
Fast Food with Drive Thru 934	TSF Gross					
Fast Food w Drive Thru Only, No Seating 935	TSF Gross		Not Available			
Automobile Parts and Service Center 943	TSF Gross		Not Available			
Serv.Station w/ Conven.Mkt 945	Fuel Position					
Serv.Station w/ Conven.Mkt w/ Car Wash 946	Fuel Position					
Church 560	TSF Gross					
TOTAL			1,010	86	19	68
			Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out

C:\Workspace\EWK\Data\Greenies\TUC\2015\15

05-Jan-16

Vehicle Trip Generation:

Daily:

1,010 PM Peak:

86

## **CITY OF TUCSON PUBLIC HEARING NOTICE**

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

### **PUBLIC HEARING INFORMATION**

Date: **January 28, 2016**

Time: **6:30 PM**

Location: Mayor and Council Chambers\* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

\*To better serve everyone in the community, the Mayor and Council Chambers is wheelchair accessible. An assistive listening system for the hearing impaired is in place. A request for reasonable accommodation for persons with disabilities must be made in the City Clerk's Office at least two working days prior to the meeting and can be made by calling 791-4213 or 791-2639 (TDD). If you require accommodation or materials in accessible format, or require a foreign language interpreter, or materials in a language other than English for this event, call 791-4213 at least five (5) business days in advance.

### **APPLICANT**

The Planning Center  
110 S. Church Ave., Suite 6320  
Tucson AZ. 85701

### **PROPOSED REZONING/SPECIAL EXCEPTION**

Case: **C9-15-07 & SE-15-83 Mainstreet Health – Rosemont Boulevard (Ward 6)**

Requested Zoning Change: R-1 to R-2 Zone with Special Exception

Location: Northeast corner of Rosemont Boulevard and Pima Street

Proposed Development: Rezoning to allow the redevelopment of the Fort Lowell Elementary School site to allow medical services; special exception to allow extended healthcare and outpatient services.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-15-07 y SE-15-83 Mainstreet Health – Rosemont Boulevard (Ward 6)

Cambio de Zonificación Solicitada: Rezonificación de R-1 a R-2 y Excepción Especial para el Desarrollo de servicios médicos, servicios ambulatorios y de atención sanitaria extendida

Ubicación: Esquina noreste de Rosemont Boulevard y la Calle Pima

Desarrollo Propuesto: Una petición para rezonificar a R-2, y una Excepción Especial para permitir un desarrollo de servicios médicos, servicios ambulatorios y de atención sanitaria extendida

Se solicita la Excepción Especial permitir la reurbanización y servicios médicos, ambulatorios y de atención

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550



For further information, please call John Beall or Manuel Padilla at 791-5550 or write to Planning & Development Services Department – Rezoning Section, P.O. Box 27210, Tucson, AZ 85726

## ZONING DISTRICT NARRATIVE SUMMARIES

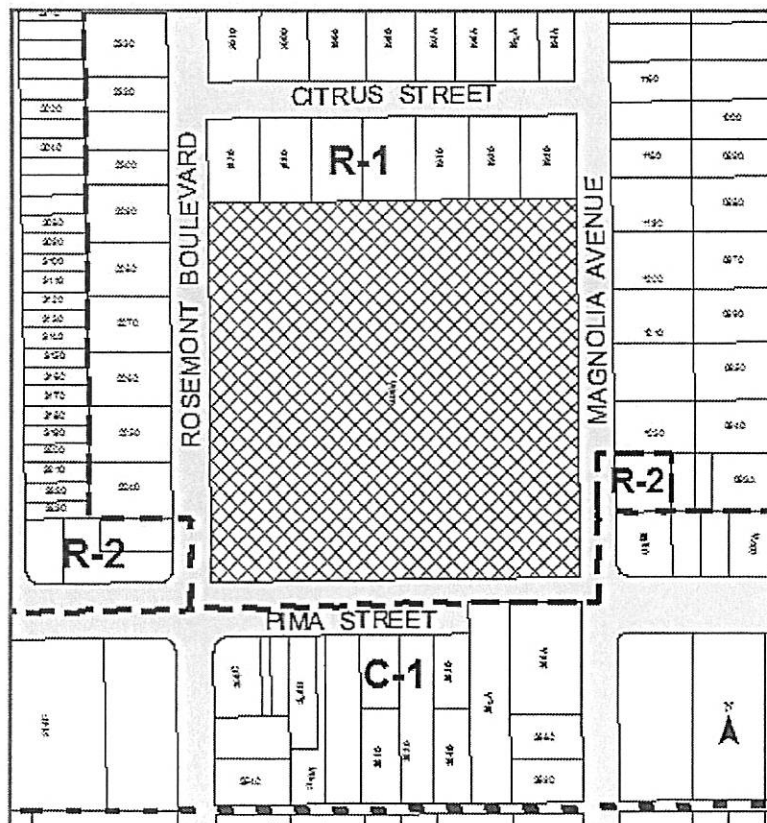
(For a complete description, refer to *Unified Development Code*, Article 4, which can be found at <http://www.ci.tucson.az.us>)

### Current Zoning:

**R-1** *RESIDENTIAL - SINGLE-FAMILY* – Primarily for the use of single-family residences. Schools, churches, and public buildings permitted.

### Requested Zoning:

**R-2** *MEDIUM DENSITY RESIDENTIAL* – Multifamily and single-family residences permitted.



C9-15-07 & SE-15-83

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, January 13, 2016 at [http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)



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# MEMORANDUM

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**DATE:** January 12, 2016

**TO:** File

**FROM:** Rezoning Section

**SUBJECT:** Certification of Mail Out of Zoning Examiner Public Hearing Notice on Rezoning Site

**REZONING CASE NAME:** C9-15-07 & SE-15-83 Mainstreet Health – Rosemont Blvd, R-1 to R-2

This serves to place on record the fact that on, January 12, 2016, Manuel Padilla mailed notice of the Zoning Examiner's January 28, 2016, public hearing for rezoning case C9-15-07 & SE-15-83, a minimum of fifteen (15) days prior to the public hearing.

Signature: Manuel Padilla Date: January 12, 2016

Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner



CITY OF  
TUCSON

PLANNING &  
DEVELOPMENT  
SERVICES  
DEPARTMENT

January 11 2016

Subject: C9-15-07 Mainstreet Health – Rosemont Boulevard Rezoning  
SE-15-83 Mainstreet Health – Rosemont Boulevard Special Exception

Dear Neighborhood Association Representative:

A rezoning and special exception case has been filed for a property located at the northeast corner of Rosemont Boulevard and Pima Street to be rezoned. The proposed medical services land use at 5151 E. Pima Street is on an 8.50 acre parcel to be rezoned from R-1 zone to R-2 zone and a special exception for medical services.

Since the previous public notice you received, the public hearing date has been revised to January 28, 2016, as outlined below:

A Zoning Examiner's public hearing has been scheduled for January 28, 2016, at or after 6:30 P.M. in the Mayor and Council Chambers, 255 West Alameda. The file is available for review during regular business hours at the Planning and Development Services Department, 201 North Stone Avenue, 3rd Floor, or on the internet at <http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>. After accessing this link, click the "advanced Search" button and enter the "C9" and "SE" case number in the activity number box.

If you need additional information, please contact John Beall or me at 791-5550.

Sincerely,

Manuel Padilla  
Lead Planner

Attachment: Preliminary Development Plan

s:\rezoning\2015\Revised 12.21.2015\_ C9-15-07 neighborhood.doc

201 N. STONE AVENUE  
P.O. BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-5550 • FAX (520) 791-4340  
E-Mail: Manny.Padilla@tucsonaz.gov